

**Ward Planning Commission
Regular Meeting Minutes
September 28, 2020**

Call to Order

Chairman Gary Meadows called the meeting to order.

Roll Call

Members

Gary Meadows –present
Sidney “Shane” Phillips – present
Helen Huitt –present
Tyler Madding – absent
Wayne Knight – present
Mike Montalbano – present
William Tremaine, Jr. – absent

Guest:

Mayor Charles Gastineau	City of Ward
Deborah Staley	City of Ward
Randy Staley	City of Ward
Bruce Jones	Ward Water and Sewer System
Tony Reaves	City of Ward
Aaron Robinson	Bond Engineering
Gabe Beatty	Developer
Crystal Beatty	Developer
B. J. Weathers	Developer

Minutes

Chairman Meadows presented the minutes for the August regular meeting. Helen Huitt motioned; Mike Montalbano seconded to accept the minutes as printed. On voice vote all approved.

New Business

Chairman Meadows introduced the Final Plat for Buena Vista. Developer B. J. Weathers was present to represent the final plat. Mr. Weathers stated the water, sewer and electric are installed. The street is not completed but it is in the county and will follow count guidelines of 60 foot right of way, 7 inches of subbase and 2 inches of gravel before the asphalt is applied and there will be 2 inches of gravel under the curb. The street and curbing will be completed before they begin building homes. Bruce Jones ask about the

grinder pumps for the wastewater. Mr. Jones has confirmed with the Arkansas Health Department regulations allow for the homeowner to be responsible for the operation and maintenance if stated in the bill of assurance. Mr. Weathers agrees the grinder pump operation and maintenance of the homeowner. There will also be installed a 250-gallon tank with every grinder pump. Chairman Meadows stated that the Judge would need to sign off on the street before he would recommend the final plat be passed. Shane Phillips motioned; Helen Huitt seconded to send to the Council the recommendation to approve the final plat for Buena Vista with the contingency that County Judge Doug Erwin approve and sign off on the street first. On voice vote all approved.

Preliminary plat for Legacy Farms. Aaron Robinson of Bond Engineering along with Gabe and Crystal Beatty were present to represent the subdivision. Mr. Beatty stated that the original concept of a PUD was still the same the design was a little different. Gone was the walking trails and the green spaces. The new plat shows mixed purposes – single and multi-family with a possible pool, dog park, club house, etc. The parking will be in the rear of the homes off an alley way that will be a 2-way paved surface. There will be cutouts in the front of the house for on street parking that will not disturb traffic flow. The homes in the first phase will be 2400 to 2500 square feet in a farm house style building. The number of residences has increased considerably. Balding street issue will need to be addressed. Mayor ask Aaron Robinson to send him a contract to perform the survey and topo map of Balding street. Helen Huitt motioned; Shane Phillips seconded to approve the preliminary plat for Phase I Legacy Farms with the contingency that the health department, fire and sewer calculations are supported for this area. On voice vote all approved.

Old Business

Chairman Meadows turned the meeting over to Mayor Gastineau to let him go over where we need to start updating the Planning documents. Mayor had several large copies of the land use, master street plan and comprehensive plan. The suggestion was made to start with the master street plan and land use plan. It was suggested that a separate meeting be called to work on this plan. Helen Huitt motioned; Mike Montalbano seconded to have a special meeting on Monday, September 12th at 7PM at the city complex. On voice vote the motion passed.

Mayor Gastineau stated that everyone needed to due their due diligence for the ballot issue 1. This is a current tax that if it fails the City will be approximately @100,000.00 loss. This ½ cent tax is due to sunset in 2023. He encouraged those that agreed to vote yes on this issue to due so.

Announcements

Next Planning Commission regular meeting Monday, October 26, 2020 at 7:00 PM
Special meeting to work on revision and updating of planning documents, Monday, October 12, 2020 at 7:00 PM
Council Meeting Monday, October 19, 2020 at 6:30 PM

Adjournment

Helen Huitt motioned; Mike Montalbano seconded to adjourn the meeting. On voice vote all approved. Meeting was adjourned.

Date Accepted: _____

Chairman

Attest: _____
Secretary