

**CITY OF WARD
PLANNING COMMISSION
MINUTES
September 26, 2022
7:00 P. M.**

Call to Order

Chairman Peters called the meeting to order. Chairman ask Deborah Staley to call the roll.

Roll Call

Jerry Peters – present
Wayne Knight – present
Mike Montalbano – present
Helen Huitt – present
Shane Phillips – present
Tyler Madding – absent
Michael Kindall – present

Minutes

Chairman Peters presented July regular meeting minutes. Helen Huitt motioned; Wayne Knight seconded to accept the minutes. Voice vote all approved (6-0).

Chairman Peters presented July public hearing meeting minutes. Helen Huitt motioned; Shane Phillips seconded to accept the minutes. Voice vote all approved (6-0).

Chairman Peters presented August meeting minutes. Wayne Knight motioned; Helen Huitt seconded to accept the minutes. Voice vote all approved (6-0).

New Business

Unified Development Ordinance (UDO)

Chairman Peters presented the new business. The UDO is a lengthy and complex document and he is sure that the commission members and staff need additional time to read the document and be well prepared to make suggestions, ask questions and other remarks. Metroplan has taken considerable time in creating this document and it covers a great deal more than the present Zoning and

Subdivision regulations currently addresses. Therefore, Chairman Peters suggested that this be tabled until the next regular meeting.

Chairman Peters invited Mayor Gastineau to speak on his thoughts on this matter. Mayor Gastineau stated this will be a major change in how the City of Ward will be doing business. The zoning map will need to be updated to the new zones. This document addresses several items that were not in existence in 1995 when the last regulations was passed. Such as short-term rentals, solar panels, signage, sidewalks, mixed use zones, independent engineer review, fees and the process for bringing items to the Planning Commission are just a few of the items in this document. There will need to be at least 2 public hearings on this UDO before it goes to the Council for final approval and passage. The Council members need to be present at the public hearing so they aware of the time and thought put into this document. This document is very important to the growth and prosperity for the City of Ward.

Chairman Peters ask for a motion to place the UDO under Old Business for the next regular meeting. Mike Kindall motioned; Helen Huitt seconded to place the Unified Development Ordinance under Old Business for the next meeting on October 24, 2022. On voice vote all approved (6-0).

Old Business

Announcements

Next Planning Commission meeting October 24, 2022, at 7:00 PM

Council Meeting October 17 , 2022 at 6:30 PM

Ribbon Cutting for the new intersection at Hwy 367. Hwy 319 and Griffin Street on Friday, September 30, 2022 at 9:00AM all is invited.

The Traffic light at the new intersection should be in operation on Tuesday, September 27, 2022 at 9:00 AM

Adjournment

Helen Huitt motioned, Shane Phillips seconded to adjourn. Voice vote all approved (6-0). Meeting was adjourned.