

Town of River Bend Planning Board

Minutes for Regular Meeting – 5 June 2025 – River Bend Municipal Building

Board Members present: Chair Egon Lippert, Vice Chair Bob Kohn, Bernard Bush, Keith Boulware, Linda Cummings, Kathleen Fleming

Board Members absent: Jon Hall

Others present: Councilman Buddy Sheffield, Councilwoman Kathy Noonan, Assistant Zoning Administrator Allison McCollum, 7 members of the public

1. Call to Order

The regularly scheduled Planning Board meeting was called to Order at 6:00 PM on Thursday, 5 June 2025, in the River Bend Municipal Building meeting room with a quorum present.

2. Approval of 1 May 2025 Regular Meeting Minutes

The Board reviewed the Minutes of the 1 May 2025 Regular Meeting. Motion was made by Vice Chair Bob Kohn to accept the Minutes as presented. Motion was seconded by Board Member Kathleen Fleming. Motion carried unanimously.

3. Reports

a. Zoning Report

AZA Allison McCollum presented the Board with a typed report summarizing the number of permits issued, the type of permit issued, and the total of all permit fees for the month of May 2025. The members of the Board reviewed the report and asked questions as needed.

b. Council Report

Councilman Buddy Sheffield summarized recent actions by the Town Council. The Board asked questions as needed.

4. Public Comment

Resident Nan Polgardi of 101 Knotline Road addressed the Board. She spoke on her position on the current fence ordinance as it applies to corner lots. She would like the ordinance changed to allow for fences in what is currently defined in the ordinance as the 'front yard.'

5. Old Business

- a. Town Manager Delane Jackson notified the Planning Board via a memo included in the meeting's agenda packet that he has reviewed the preliminary plat submitted by Ellis Development Group for the proposed Aare Creek Subdivision and has found the submission to be incomplete. He recommended that the Planning Board take action to disapprove the preliminary plat.

Board Member Keith Boulware made a **motion** to disapprove the preliminary plat, as the submission does not include all of the required contents specified in Section 15.01.082(F) of the Town's Subdivision Ordinance. Motion was **seconded** by Vice Chair Bob Kohn. **Motion carried unanimously.**

- b. The Board discussed the existing fence ordinance, and reasons for and against changing the language as relates to fences in the front yards of corner lots. There was a discussion of options to rewrite the fence ordinance and/or to amend the definition of 'front yard' as it is defined within the Town's Zoning Ordinance.

After some discussion, Board Member Keith Boulware made a **motion** to table the discussion until the next scheduled meeting and to request that Town staff gather examples of how other municipalities handle the issue of fencing in the front yard and/or fencing on corner lots. Motion was **seconded** by Vice Chair Bob Kohn. **Motion carried unanimously.**

6. New Business

None.

7. Other

As the next regular meeting would be Thursday, July 3rd, 2025, the Board opted to cancel that meeting. The next regular meeting is scheduled for Thursday, August 7th, 2025 at 6pm.

8. Adjournment

Motion was made by Board Member Keith Boulware to adjourn the meeting. Motion was **seconded** by Board Member Bernie Bush. **Motion carried unanimously** and the meeting adjourned at 6:39 PM.

Allison McCollum, Secretary