

# Town of River Bend Planning Board

## Minutes for Regular Meeting – 2 April 2026 – River Bend Municipal Building

**Board Members present:** Chairman Egon Lippert, Vice Chair Bob Kohn, Keith Boulware, Bernard Bush, Linda Cummings, Richard Taylor

**Board Members absent:** Kathleen Fleming

**Others present:** Councilman Buddy Sheffield, Town Manager Delane Jackson, Assistant Zoning Administrator Allison McCollum, Brian Ketchem, Amy Schaefer, and 9 members of the public

### 1. Call to Order

The regularly scheduled Planning Board meeting was called to Order at 6:00 PM on Thursday, 2 April 2026, in the River Bend Municipal Building meeting room with a quorum present.

### 2. Approval of 5 March 2026 Regular Meeting Minutes

The Board reviewed the Minutes of the 5 March 2026 Regular Meeting. **Motion** was made by Board Member Keith Boulware to accept the Minutes as presented, with one typo corrected. Motion was **seconded** by Board Member Bernard Bush. **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 March 2026. 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

Mr. Barry Gasparo spoke, thanking Mr. Brian Ketchem for meeting independently with several Lakemere residents to discuss questions and concerns they had regarding potential drainage impacts from the proposed Kirkland Creek subdivision.

### 5. Old Business

a. Town Manager Delane Jackson presented some minor updates to proposed plans and documents for the Kirkland Creek subdivision preliminary plat submission. He pointed out some specific changes, including some fine-tuning in drainage/retention pond areas and sidewalks, as discussed at the last meeting. Brian Ketchem, from Ellis Developments Group, answered a few follow-up questions from the Board related to drainage.

Town Manager Delane Jackson noted that the staff felt comfortable with the sewer/water/drainage issues after these updates and reviews from the Town Engineer and recommended Planning Board action as he felt that items under the purview of the Planning Board had been sufficiently addressed.

Chairman Egon Lippert made the following **motion**:

Recommend approval of the Kirkland Creek Community preliminary subdivision plat, dated March 24, 2026, contingent upon utility construction details being approved by the Town Council.

Motion was **seconded** by Vice Chair Bob Kohn. **Motion carried unanimously.**

- b. Chairman Egon Lippert asked the Board if there were any further questions or discussion regarding the Special Use Permit application for a new wireless communications tower at Parcel #8-205-2000.

As there was no further discussion, Chairman Egon Lippert **motioned** to approve that the Special Use Permit be sent to the Board of Adjustment for review. Board Member Richard Taylor **seconded** the motion. The motion **carried unanimously.**

#### 6. New Business

None.

#### 7. Other

The next regular meeting is scheduled for Thursday, May 7<sup>th</sup>, 2026 at 6pm.

#### 8. Adjournment

**Motion** was made by Board Member Keith Boulware to adjourn the meeting. **Motion was seconded** by Vice Chair Bob Kohn. **Motion carried unanimously** and the meeting adjourned at 6:22 PM.

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Allison McCollum, Secretary