

Town of River Bend Planning Board

Minutes for Regular Meeting – 1 May 2025 – River Bend Municipal Building

Board Members present: Chair Egon Lippert, Vice Chair Bob Kohn, Kathleen Fleming, Bernard Bush

Board Members absent: Keith Boulware, Linda Cummings, Jon Hall

Others present: Councilman Buddy Sheffield, Councilwoman Kathy Noonan, Town Manager Delane Jackson, Assistant Zoning Administrator Allison McCollum, Brian Ketchem (representative from Ellis Development), 12 members of the public

1. Call to Order

The regularly scheduled Planning Board meeting was called to Order at 6:00 PM on Thursday, 1 May 2025, in the River Bend Municipal Building meeting room with a quorum present.

2. Approval of 3 April 2025 Regular Meeting Minutes

The Board reviewed the Minutes of the 3 April 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 April 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

None.

5. Old Business

- a. Town Manager Delane Jackson presented an updated Preliminary Plat for the Aare Creek Community subdivision submittal. He noted some of the changes made from the first submission. Town Manager Jackson also noted that the submittal review period is 45-days from submission, so that the plat is still in review. The goal is to have the review complete in time for the June meeting of the Planning Board.

Members of the Planning Board asked general questions about the wetlands areas, general timeline, and permits. Questions were answered by both Town Manager Jackson and Mr. Brian Ketchem from Ellis Development.

6. New Business

- a. Town Manager Delane Jackson recently received a request from a member of the public for the Planning Board to take a look at the Town's current fence ordinance – specifically how the ordinance restricts fence placement in front yards and how that applies to corner lots. The Planning Board was given a copy of the current ordinance and asked to consider the request for the next meeting.

7. Other

The next regular meeting is scheduled for Thursday, June 5th, 2025 at 6pm.

8. Adjournment

Motion was made by Vice Chair Bob Kohn to adjourn the meeting. Motion was **seconded** by Board Member Kathleen Fleming. **Motion carried unanimously** and the meeting adjourned at 6:35 PM.

Allison McCollum, Secretary