

**April 10, 2008**  
**Planning Commission**  
**12191 Magnolia Springs Hwy.**  
**Magnolia Springs, Al.**  
**5:00 P.M.**

**1. Call to Order**

Vice Chairman Costigan called the meeting to order at 5:00 p.m.

**2. Invocation and Pledge of Allegiance**

Member – Mayor Houser

**3. Roll Call**

Commission members present: , Vice Chairman Costigan, Jennifer Haffner, Bob Holk, Mayor Houser, Karen Biel, Steve Mobley, and Rodney Hubble. Not present: Chairman Farmer and Member Stone.

**4. Approval of Minutes from March 13, 2008 Meeting**

No corrections.

**Motion by Member Hubble, 2<sup>nd</sup> by Member Mobley to approve the minutes as presented. All in favor. Motion carried.**

**5. Public Hearing – Subdivision Amendments**

Vice Chairman Costigan opened the Public Hearing at 5:03 p.m.

Member Holk reviewed the amendments with the commission and the public.

**First Amendment: Family Division of Land**

**“Family Division of Land – sell, deed or transfer of land by owner to immediate family members. Each parcel shall have its own ingress/egress and utility access of not less than 30 feet in width. If multiple parcels share access, an all weather road sufficient for emergency vehicles must be provided and maintained. Each resulting parcel shall meet the minimum lot size and width requirements of Section 5.c. of the Magnolia Springs Subdivision Regulations”.**

**Second Amendment: Addition to definitions – “All weather road”**

**A roadway with sufficient drainage, base and surface material to remain safe for use during heavy rain.**

There was no public comment.

Member Hubble asked if something should be mentioned about run-off in the definition of “All weather road”. Member Holk stated the council is reviewing an erosion control ordinance that will address that issue.

With no further comment, Vice Chairman Costigan closed the public hearing.

**Motion by Mayor Houser, 2<sup>nd</sup> by Member Haffner to adopt the amendments as proposed. All in favor. Motion carried.**

**Chairman Les Farmer joined the meeting at 5:18 p.m.**

**6. Comprehensive Plan**

Mayor Houser explained that RFP's were sent to seven different firms and we received six proposals back. Christopher Baker helped the selection committee go through the proposals and they did an analysis on each proposal and came up with two firms. The two firms were invited to a workshop to give a presentation. After giving the selection committee a few days to think about the presentations they voted and it was determined that GouldEvans would be the recommendation to the council. Christopher added that GouldEvans is architecture and planning firm, based in Kansas City, Mo. and they have offices all over the country. The firm does work for cities of all sizes; they have also won the National Planning award. He stated the committee had a hard decision to make, both firms were good. Should the council approve the recommendation of GouldEvans the Mayor will negotiate points of the contract. Member Holk added that he did vote for the other firm only because they are from Alabama and they may be familiar with the area, but he has no problem with GouldEvans.

**Motion by Mayor Houser, 2<sup>nd</sup> by Vice Chair Costigan to recommend to the Town Council to accept the proposal from GouldEvans for the Comprehensive Plan. All in favor. Motion carried.**

**9. Reports and/or Announcements**

No reports and/or announcements.

**10. Public Comment**

**Mr. Richard Holk** stated that he has been in contact with Steve Majors and Thompson Engineering. Thompson has grant writers on staff; they are looking at Hwy. 49 as an enhancement stand-point and they are researching to see about a grant for the town.

**Chairman Farmer** stated that our subdivision regulations did not have a category for RV Parks and we need to discuss it at our next meeting. Mayor Houser added that part of the comprehensive plan will be a review of the subdivision and zoning regulations. Christopher Baker suggested looking at Fairhope's subdivision regulations; they regulate RV parks, mobile home parks and apartments. Chairman Farmer asked that it be added to the agenda for the May meeting for discussion.

**Vice Chair Costigan** asked what the status was on B.J. Blanchard's property. Mayor Houser explained that Ken Underwood, Bob and himself met with B.J. Blanchard and his engineer. They came up with 5 or 6 deficiencies that they saw, they offered no recommendations. Since then they have completed a tremendous amount of work.

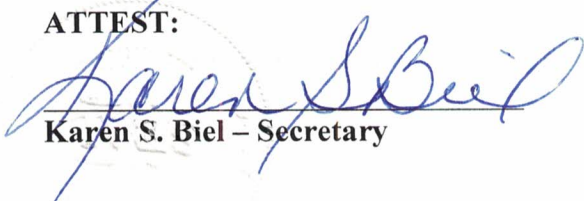
With no further comments:

**Motion by Member Biel, 2<sup>nd</sup> by Mayor Houser to adjourn. All in favor. Motion carried.**

**Meeting ended at 5:40 PM**

**Approved this the 8<sup>th</sup> day of May, 2008**

**ATTEST:**

  
**Karen S. Biel – Secretary**

  
**Les Farmer - Chairman**