December 8, 2011
Planning Commission
12191 Magnolia Springs Hwy.
Magnolia Springs, Al.
4:00 P.M.

1. **Call to Order**
The meeting was called to order at 4:10 pm by Chairman Costigan.

2. **Members present were**
   - Chairman Mike Costigan
   - Vice Chair Bob Holk
   - Member Ed Stone
   - Member Steve Mobley
   - Mayor Charles Houser
   - Member Karen Biel
   - Member Hubble

3. **Members not present**
   - Member Jessica Yarbrough
   - Member Jennifer Haffner

3. **Invocation and Pledge – Chairman Costigan**

4. **Approval of November 10, 2011 minutes**
There were no corrections or additions:
   Motion by Member Mobley, 2nd by Vice Chair Holk to approve the minutes as presented. All in favor. Motion carried.

5. **Worstell, Kellie – Request for an Exempt Subdivision Letter**
Chairman Costigan stated that a request for an exempt subdivision has been submitted, the property is located on Highway 49, just south of Co. Rd. 26. It is a 10+ acre parcel and they are wanted to divide it into two parcels. According to the Subdivision Regulations it meets all requirements and does not need to go before the Commission but the secretary asked that the Commission vote to approve the exemption.
   Motion by Vice Chair Holk, 2nd by Member Mobley to accept the request from Kellie Worstell as an exempt subdivision. All in favor. Motion carried. Member Biel will send a letter to the property owner that her request has been approved.

6. **Resignation of Jessica Yarbrough**
Chairman Costigan stated that the Commission received a letter of resignation by email from Member Jessica Yarbrough, she is moving to Orlando and the Chairman asked for a motion to accept her resignation.
   Motion by Mayor Houser, 2nd by Member Hubble to accept Jessica Yarbrough’s letter of resignation. All in favor. Motion carried.

7. **Discussion of empty seat on the Planning Commission**
Chairman Costigan asked if anyone had any suggestions to recommend to the Mayor and Council for appointment. Member Stone suggested Nick Shields and Mayor Houser recommended Ben Dykema.
Member Stone and Mayor Houser will ask each one of them and then the Commission can discuss it at the January meeting. Member Biel suggested asking both because Jennifer Haffner told her that she might have to resign because she is working in Fairhope and the kids are attending school there also. Mayor Houser stated he thought they moved over there and Member Biel said that she could not be on the Planning Commission if she did not live in the town limits, but will research that to make sure.

8. Discussion – Proposed Subdivision Regulations and set a public hearing
Mayor Houser asked the Commission to consider changing the minimum lot sizes from:
40,000 sq. ft. to 30,000 sq. ft. where public water and wastewater collection are not provided
30,000 sq. ft. to 20,000 sq. ft. where either public water or wastewater collection is provided
25,000 sq. ft. to 15,000 sq. ft. where public water and wastewater collection is provided

Member Stone asked what effect would that have on the lots on Oak Street. Member Holk stated that the Zoning Ordinance would address anything in town, the Subdivision Regulations would address within the planning jurisdiction. Member Holk stated that one of the reasons for the bigger lots outside the town limits was at the time we felt like it should stay a rural area. Mayor Houser said that a developer could always submit for a Planned Development with small lots with more green space. The Commission agreed on changing the lot sizes and then discussed holding a public hearing on the adoption of the regulations. Chairman Costigan asked about setting the public hearing for the January meeting and all agreed. Member Biel will run the public notice in the news paper once a week for two weeks before the January 12th meeting.

9. Public Comment
No public comment.

10. Adjourn
No other business.

Motion by Mayor Houser, 2nd by Member Hubble to adjourn the meeting.
Meeting ended at 4:35 p.m.
Approved this the 12th day of January, 2012

[Signature]
Bob Holk – Vice Chairman

ATTEST:

[Signature]
Karen S. Biel – Secretary