January 8, 2009  
Planning Commission  
12191 Magnolia Springs Hwy.  
Magnolia Springs, Al.  
5:00 P.M.

1. **Call to Order**  
Chair Farmer called the meeting to order at 5:00 p.m.

2. **Invocation and Pledge of Allegiance**  
Mayor Houser led the Invocation and Pledge of Allegiance

3. **Roll Call**  
Commission members present: Chairman Farmer, Vice Chair Costigan, Councilmember Holk, Mayor Houser, Karen Biel, Steve Mobley, Ed Stone and Rodney Hubble. Not present: Member: Jennifer Haffner. Also present: Diane Burnett - SARPC

4. **Approval of Minutes from December 11, 2008 meeting**  
No additions or corrections  
Motion by Member Mobley, 2nd by Member Hubble to approve the minutes from December 11th. All in favor. Motion carried.

5. **Discussion – Dollar General**  
Chairman Farmer stated the parcel of land that the Dollar General is interested in has been rezoned by the Town Council and Dollar General has been sending different plat drawings to be reviewed. Mayor Houser stated that there are a few items that need to be discussed about the plat and that they would need to apply to the Board of Adjustments on a couple of variances, such as building size and quantity of parking spaces. Mayor also stated that this back and forth has been going on for a couple of months now and it has gotten to the point that he has told them that in the Overlay District Ordinance it states that an informal review with staff will be held. The Chairman suggested that the Mayor set a time for Dollar General staff to come meet with a couple of the Planning Commission members for an informal review. Mayor Houser asked Diane Burnett to attend the meeting also, she stated that the next Friday (16th) would be good for her. The Mayor agreed to set up an informal review and Member Biel stated to inform them of the 45 day submittal so that the rest of the Planning Commission has time to review the plans.

6. **Discussion – Beasley Lake Estates – Richard Johnson**  
Beasley Lake Estates – the subdivision of 38+ acres divided into four lots. David Shumer, an engineer for the project, presented the plat to the Planning Commission at their previous meeting. The Planning Commission decided to wait for county approval before issuing the Commission’s approval. The town has since then received a letter from Richard Johnson, County Planning Engineer, with some deficiencies that need to be resolved before the county will approve the final plat. Mr. Johnson is also reviewing the plat on behalf of the town, so until they resolve the deficiencies the town can not give approval on the subdivision.
7. **Reports and/or announcements**
Mayor Houser distributed to the members copies of a map of the surrounding municipalities planning jurisdiction. On the map it showed the municipalities jurisdiction were squared up and that Magnolia Springs was in a circle, which in places split properties. The Mayor asked if the members might be in agreement to approach the Town Council and the County Commission about squaring up our planning jurisdiction. The commission agreed that the Town Council should be approached about squaring up the planning jurisdiction.

8. **Public Comment**
Janet Paarlberg had some concerns about the junk yard behind the BP station on Hwy 98. It was suggested that she call Baldwin County Planning and Zoning because it is not in the town limits. Member Holk stated he would see if anything could be done.

With no further business:

**Motion by Vice Chair Costigan, 2nd by Member Mobley to adjourn. All in favor. Motion carried.**

Approved this the 12th day of March, 2009

[Signature]

Mike Costigan – Vice Chairman

**ATTEST:**

[Signature]

Karen S. Biel – Secretary