January 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 Chair Mike Costigan, Jennifer Haffner, Bob Holk, Mayor Houser, Steve Mobley, Ed Stone, Karen Biel and Rodney Hubble. Not present: Chairman Les Farmer. Also present: Diane Burnette-SARPC

4. Approval of Minutes from November 8, 2007 Meeting
Motion by Member Mobley, 2nd by Member Hubble to approve the minutes from November 8, 2007 meeting. All in favor. Motion carried.

5. Hampton & Virginia Johnston – Subdivision Variance Application
Member Holk explained since the town did not have family subdivision of property, and the Johnston's are trying to split the lot into 3 lots, one of which is 6.80 acres and is less than what our regulations call for, they have submitted a variance application. After some discussion it was decided by the Johnston's that they would only split the property into two lots and then come back to split the 6.80 acres at the next meeting, and then the town would have to notify all adjoining property owners and follow the process set out in our subdivision regulations. Since the property size would meet the regulations it would not be a variance and the commission could approve the application for a split to two lots.
Motion by Mayor Houser, 2nd by Member Stone to approve the one time split of 38.38 into two lots, leaving each lot more than ten (10) acres each. All in favor. Motion Carried.

6. Della Paul Allen – Subdivision Variance
Member Holk explained they are asking for a one time split, because it does not meet our lot size regulations they submitted a variance application. The Allen property wants to convey 0.5 acre to adjoining property owner, Rosemary Bush. Member Holk stated that the variance could be approved if there was a conditional use that the 0.5 acre could not be used as an individual lot and it would be added to existing lot. Member Holk said he would talk to the attorney handling the application.
Motion by Member Mobley, 2nd by Member Hubble to table variance application till the next meeting. All in favor. Motion carried.

7. Richard Holk & Steve Mobley – Traffic control on Hwy 49
Their presentation went on to speak about making Hwy 49 attractive, while still slowing down traffic. They had a conceptual drawing of Hwy 49 with roundabouts. Some concerns are the 18-wheelers coming through and Diane stated that a boulevard without a round-about could be done and that would slow them down. A guess at the cost, by other city managers would be a million dollars a mile stated Richard Holk. He also added that there may be some grant money available. There was discussion on
changing the speed limit on Hwy 49. Mayor Houser stated this was a good concept to include in the comprehensive plan. The presentation lasted for about forty-five minutes but was very informative.

**Reports and/or announcements**

The commission discussed setting the second meeting with Christopher Baker on the comprehensive plan process. Tentatively the meeting was set for January 28th at 4:00 p.m.

7. **Public Comment**  
No public comment.

8. **Motion by Mayor Houser, 2nd by Member Hubble to adjourn. All in favor. Motion carried.**

Meeting ended at 6:15 PM

Approved this the 14th day of February, 2008

ATTEST:  
Karen S. Biel - Secretary

Les Farmer - Chairman