February 14, 2008
Planning Commission
12191 Magnolia Springs Hwy.
Magnolia Springs, Al.
5:00 P.M.

1. Call to Order
Chairman Farmer called the meeting to order at 5:05 p.m.

2. Invocation and Pledge of Allegiance
Member – Mayor Houser

3. Roll Call
Commission members present: Chairman Farmer, Bob Holk, Mayor Houser, Karen Biel, Steve Mobley and Ed Stone.
Members not present: Jennifer Haffner, Rodney Hubble and Vice Chair Costigan

4. Approval of Minutes from January 10, 2008 Meeting
Motion by Mayor Houser, 2nd by Member Mobley to approve the minutes from January 10, 2008 meeting. All in favor. Motion carried.

5. Hampton & Virginia Johnston – Subdivision Variance Application
The Johnston’s want to subdivide 6.80 their daughter. Our subdivision regulations 4.2d state 10 acres minimum. The Johnston’s have submitted a Subdivision Variance Application. Member Holk has reviewed the application and is recommending granting the variance from 10 acres to 6.80 acres. Motion by Member Biel, 2nd by Member Holk to grant the subdivision variance. All in favor. Motion carried.

6. Della Allen Subdivision Variance Application
Member Biel explained she had received a letter from the attorney for Della Allen and has requested it be continued till the March meeting. The Allen’s and the Bush’s could not be here for the meeting. Motion by Member Holk, 2nd by Mayor Houser to table the variance application for the Allen property to the March meeting. All in favor. Motion carried.

7. Kenneth Dickey Subdivision Variance Application
Mr. Dickey has approximately 13 acres and wants to subdivide 6 acres to convey to his sister. He also does not meet the subdivision regulations. Member Holk explained under section 4.2c to grant a variance from the 20 acres split to a 6 acres split, also a variance from a 50 ft. easement to a 30 ft. easement.
Motion by Member Holk, 2nd by Member Mobley to grant the variances, from 20 acres split to 6 acres split and from a 50 ft. easement to a 30ft. easement. All in favor. Motion carried.

8. Reports and/or announcements
Member Biel explained to the members that Member Stone’s term expires on March 1, 2008, she let them know that he can be reappointed by the Council for a four (4) term. Mayor Houser suggested asking Member Stone if he would serve another term. Member Stone said he would like to continue another term.
Motion by Member Biel, 2nd by Chairman Farmer to recommend to the Town Council to reappoint Ed Stone to the Planning Commission for another four (4) year term. All in favor. Motion carried.

Member Holk stated he has been looking into the family subdivision of property, he said the state law says that if it is not being sold to family it is exempt from subdivision regulations. He suggested revisiting the subdivision regulations after he does some more research about the adding the family subdivision back into the regulations. Maybe by next months meeting he will have a recommendation for the Commission. He also added that there might be some added conditions to the family subdivision. One condition might be the easements into the property and the road coverage.

Member Biel added that the Commission had a copy of a report submitted by Richard Holk and Steve Mobley and they are asking that we recommend it to the Town Council for the Comprehensive Plan. Commission was in agreement to pass the report along to the Town Council.

9. Public Comment
Dale Younce: He is working with the County on trying to get Mannich Lane paved and has run into a couple of obstacles. Mannich Lane West has been paved and Mannich Lane East has not been paved, they do not connect, they are off set. The county wants Mr. Younce to straighten out that problem and there is no way he can, it is off set by 30 feet. He knows the Town is very concerned about the run-off into the river and he is here asking for a letter from the Commission in support of him paving the road as it stands today. Chairman Farmer and Mayor Houser both stated they believed it would have to be brought before the Town Council. Mr. Younce stated he will attend the next Council meeting.

10. Motion by Member Stone, 2nd by Mayor Houser to adjourn. All in favor. Motion carried.

Meeting ended at 5:50 PM

Approved this the 13th day of March, 2008

ATTEST:

Karen S. Biel - Secretary

Les Farmer - Chairman