June 7, 2007
Planning Commission
14809 Gates Ave.
Magnolia Springs, Al.
5:00 P.M.

1. **Call to Order**
Chairman Farmer called the meeting to order at 5:03 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, Mayor Charles Houser, Councilmember Bob Holk, Karen Biel- Administrative Staff Member, Ed Stone, Steve Mobley and Mike Costigan, Jennifer Haffner and Rodney Hubble. Also present: Diane Burnett – SARPC, Legal Counsel, Shawn Alves and Brad Hicks.

Legal Counsel, Shawn Alves introduced himself and his associate, Brad Hicks to the Planning Commission. Shawn had another meeting to attend and had to leave, but did stress that is was important to get the Subdivision Regulations in place.

4. **Approval of Minutes from April 5, 2007 Meeting**
Motion by Member Costigan, 2nd by Member Mobley to approve the minutes from May 5, 2007 meeting. All in favor. Motion carried.

5. **Allyson Pierce-Magnolia RV Park – Site Discussion**
No Show

6. **Robin Gregory – The Oaks at Magnolia Springs – Site Discussion**
Robin Gregory with Volkert and Associates had a site plan which will be located on Hwy 49, on approximately 78 acres with 78 units, outside the corporate limits except for one small piece. Mr. Gregory said they are looking at annexing the property into the town limits. The site plan that was developed by a previous firm has already been approved by the county as a PUD. Volkert, who is the new firm had some concerns about tree removal and open space, they have developed a new site plan which Mr. Gregory presented to the Planning Commission. They have added more open space, lakes and left more trees, the development will have street lights and sidewalks. Planning Commission members had concerns with the added traffic on Hwy 49. There was discussion about the entrance to The Oaks, one suggestion to Mr. Gregory was to look into the possibility of a round-about at the entrance area, he will take the suggestion back to the developer.

Planning Commission took a break at 6:10 P.M. Meeting was resumed at 6:25 P.M.

7. **Diane Burnett**
Diane talked to the commission about the importance of completing the subdivision regulations, she also stated “remember the planning law gives the planning commission the ability to be very broad when you
start planning, where zoning and subdivision regulations are very structured, strict and narrow in scope.” Diane had the results from the visual preference survey she will take all this data, incorporate the information and at the next meeting will have the results of what the commission has decided by the survey, what is best for Magnolia Springs. Some of the results might be items to consider incorporating into the zoning ordinance or subdivision regulations.

8. **Chairman Farmer**
Stated a draft copy of the subdivision regulations is ready for review by the subcommittee and asked Member Biel to make copies for the subcommittee members. He asked that they review it and make any changes they feel are necessary and have ready for the next committee meeting.

Motion to adjourn by Member Mobley, 2nd by Member Stone. All in favor. Motion carried.

Meeting adjourned at 6:55 P.M.

**Approved this the 26th day of July, 2007**

**ATTEST:**

Karen S. Biel - Secretary

Les Farmer - Chairman