June 12, 2008
Planning Commission
12191 Magnolia Springs Hwy.
Magnolia Springs, Al.
5:00 P.M.

1. **Call to Order**
   Vice Chair 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 Chairman Costigan, Bob Holk, Mayor Houser, Karen Biel and Rodney Hubble. Not present: Chairman Farmer and Member’s Stone, Haffner and Mobley. Also present: Diane Burnette - SARPC

4. **Approval of Minutes from May 13, 2008 Meeting**
   No corrections.
   Motion by Member Holk, 2nd by Mayor Houser to approve the minutes as presented. All in favor. Motion carried.

5. **Public Hearing – Amending the Magnolia Springs Subdivision Regulations to include RV Parks**
   Vice Chair Costigan opened the public hearing on amending the Magnolia Springs Subdivision Regulation to include RV Parks at 5:00 p.m. He explained that the present regulations did not provide for RV Parks and the Planning Commission voted to amend the regulations to include RV Parks with Mobile Home Parks. Vice Chair Costigan asked since the requirements for an RV Park are the same as the Mobile Home Park, no one will probably build an RV Park, why not leave it out? Member Holk stated that if it is in the planning jurisdiction, the most restrictive would apply and if we didn’t have anything, as long as it met the county regulations it could be passed. With no other public comments the Vice Chairman closed the public hearing at 5:10 p.m. Member Holk stated some changes to the proposed amendment.

1. 9.2.2(d)(2) – omit **Type 2** and leave just Residential Access Street
2. 9.2.2(d)(4) – change to read Each manufactured housing “**and/or**” recreational
3. 9.2.3 – seven lines into the section where it states “will not be placed on the Baldwin County Agenda” replace it with **Magnolia Springs Planning Commission Agenda**
4. 9.2.7(e) – last sentence change “County specifications” to **“Town specifications”**

   Motion by Member Holk, 2nd by Member Hubble to approve the proposed amendment to Article 9 of the Magnolia Springs Subdivision Regulations with the recommended changes. All in favor. Motion carried.

6. **Discussion – Dollar General on Hwy. 98**
   Member Holk stated that we have been contacted about a Dollar General on Hwy 98, they are asking the procedure to apply for a variance. Our regulations state 8000 sq. ft. building and their building is 9100 sq. ft. and would have to apply for a variance. He also stated the lot that is in question has two different zonings, the front of the parcel is zoned B2 and the back part of the parcel is zoned R2B, so they would
also have to apply for a zoning change. The zoning of this property went back to incorporation and the owners felt that since there was a residence on the back half that it should not be zoned for business. Member Holk stated that we notified the contact person for the Dollar General and told them that any variance would be considered with a specific site and building plan. He also explained that the Planning Commission has some leverage on what the town might require, such as the looks of the building. He went on to say that the regulations have good requirements, parking, landscaping, stormwater plan and drainage plan. There was discussion on the looks of the building, set backs, landscaping and sign requirements. Mayor Houser stated that we don’t even know what we want Hwy. 98 to look like and with the Comprehensive Plan in progress and the changes that need to be addressed in the Zoning Ordinance. His suggestion would be to recommend to the Town Council, a moratorium on commercial development on Hwy. 98. Diane Burnett (SARP) recommended the Board of Adjustments make the granting of the variance unique to a specific piece of property or the door will be open for all commercial structures. General consensus of the members agreed with the recommendation that Mayor Houser suggested. Mayor Houser also stated that this commercial development will be one of the biggest decisions that the Planning Commission will make, that it will set the precedence for future commercial development and it should not be rushed into.

Motion by Mayor Houser, 2nd by Member Hubble to recommend to the Town Council, to consider a moratorium on commercial development for six (6) months on Hwy 98. All in favor. Motion carried.

7. Reports and/or Announcements
Member Holk explained that the owners (Wade) of the property on Dykes Drive (with the blue apartments) have approached the town on changing the property lines for a family subdivision. Recommendation to Mr. Moore (Wade’s representative) was to file for a family exempt subdivision

8. Public Comment
No public comment.
With no further comments:

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

Meeting ended at 6:25 PM
Approved this the 14th day of August, 2008

ATTEST:
Karen S. Biel - Secretary

Mike Costigan - Vice Chairman