July 26, 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, Ed Stone, Steve Mobley and Mike Costigan, Jennifer Haffner and Rodney Hubble. Also present: Diane Burnett – SARPC. Not present: Karen Biel

4. Approval of Minutes from June 7, 2007 Meeting
Motion by Member Costigan, 2nd by Member Mobley to approve the minutes from June 7, 2007 meeting. All in favor. Motion carried.

5. Victoria Armstrong – discussion and/or recommendation
Ms. Armstrong is asking for a rezoning of property that is located at 14667 Camellia Ave. She would like to place a salon at this property at the present time she is zoned R2B (Single Family District). She explained the procedures of the salon, quiet, discrete, one appointment at a time and she also talked about a cosmetology school there. She stated if required for approval she would live there. Chairman Farmer told Ms. Armstrong that the commission would have to discuss it and would let her know as soon as they have reached a decision on what can be done. Diane Burnett explained if it is rezoned to a B1 or B2 as mixed use can be a conditional use, which requires a residence there full time then the Town Council can set the rules on the conditional to limit it to a salon forever and always. If it is sold it has to be sold as is unless the new owner applies for rezoning.

6. Bill Hyatt – Magnolia Station Development - Discussion
Mayor Houser submitted a letter to the Planning Commission about this development and he will not participate in the discussion or vote on this item.
The property is located on Hwy 49 behind Jesse’s Restaurant. Mr. Hyatt presented his plans for the development which is 3 commercial building and 6 residents and is asking for some input from the commission on what they think about the concept of the development. A few issues that were raised was the parking for the commercial buildings, the driveway off Hwy 49 and the wet land areas. The property is zoned B-2 and at this time he would like to build one (1) commercial building, which he was told by Member Holk, he had to fill out a land use certificate and submit it to the town. When he gets ready to develop the rest of the property with the homes he will need to come before the planning commission.

7. Reports and/or Announcement
Motion by Steve Mobley, 2nd by Rodney Hubble to have all materials for the planning commission agenda seven (7) days in advance of planning commission meeting. All in favor. Motion carried.
8. Public Comment

Dale Younce – inquired about the rezoning regulations and what restrictions are placed on each. The property that he would like to rezone is located on the corner of Hwy 49 and Gates Ave. He was told to pick up a copy of the zoning ordinance at the Town Hall.

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

Meeting adjourned at 7:00 P.M.

Approved this the 23rd day of August, 2007

ATTEST:

Karen S. Biel – Secretary

Les Farmer – Chairman