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

1. Call to Order
Chair Farmer 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: Chairman Farmer, Vice Chair Costigan, Mayor Houser, Karen Biel, Steve Mobley, Ed Stone and Rodney Hubble. Not present: Councilmember Holk. Also present: Diane Burnett - SARPC

4. Approval of Minutes from June 12, 2008 Meeting
No corrections.
Motion by Member Hubble, 2nd by Member Stone to approve the minutes as presented. All in favor. Motion carried.

5. Professional Services Agreement with HMR – retain Christopher Baker
Mayor Houser stated that the council had approved a contract with HMR to retain Christopher Baker for the Comprehensive Plan process and that contract has been completed. The Mayor is requesting that the Planning Commission recommend to the Town Council that a new contract be entered into for Christopher Baker’s services. Mayor Houser did state that Christopher was a big help in the selection process of a firm that would complete the plan and at this present time he is also working on the over-lay district.
Motion by Vice Chair Costigan, 2nd by Member Mobley to recommend to the Town Council that the Mayor enter into an agreement with HMR for professional services as needed. All in favor. Motion carried.

6. Overlay district for Highway 98
Mayor Houser presented the members with a draft copy of an overlay zone for Highway 98, along with a map of the proposed area. Mayor Houser stated that there is a committee working on a proposal for the overlay district. The Planning Commission members reviewed the draft he presented and made some suggested changes. Mayor Houser will take the recommended changes to the committee. The overlay district will be incorporated into the Zoning Ordinance. Once the overlay district is completed the Planning Commission will hold a public hearing and vote to recommend or not recommend to the Town Council. The Town Council will hold a public hearing before they vote whether to amend the Zoning Ordinance to include the overlay district.

7. Proposed amendment to the subdivision regulations
A recommendation to the Planning Commission was to amend the regulations to include a definition for Condominiums. The commission members had a draft of the recommendations and after discussing the recommendations the commission agreed to hold a public hearing at the next planning commission meeting on September 11th on the propose amend to the Magnolia Springs Subdivision Regulations.
8. Reports and/or Announcements
No reports and/or announcements

9. Public Comment
No public comment

With no further business:
Motion by Member Mobley, 2nd by Member Hubble to adjourn. All in favor. Motion carried.

Meeting ended at 7:10 PM

Approved this the 11 day of September, 2008

ATTEST:

Karen S. Biel – Secretary

Les Farmer – Chairman