September 8, 2011
Planning Commission
12191 Magnolia Springs Hwy.
Magnolia Springs, Al.
4:00 P.M.

1. Call to Order
The meeting was called to order at 4:00 p.m.

2. Members present were
   Chairman Mike Costigan
   Mayor Houser
   Member Karen Biel
   Vice Chair Bob Holk
   Member Ed Stone
   Member Jennifer Haffner

   Members not present
   Member Jessica Yarbrough
   Member Rodney Hubble
   Member Steve Mobley

3. Invocation and Pledge – Mayor Houser

4. Approval of August 11, 2011 minutes
There were no corrections or additions:
Motion by Mayor Houser, 2nd by Member Stone to approve the minutes as presented. All in favor. Motion carried.

5. Recommendations from HMR on Erosion Control & Stormwater Standards
   Member Biel stated that the representative from HMR could not be at the meeting but did send a copy of their proposed sections on Stormwater Standards and Erosion and Sedimentation Control. Chairman Costigan stated that since the Commission has just received the information that the members should look it over and it will be discussed at the next meeting. If there are any suggestions for changes the Commission members need to send them to Member Holk or Member Biel to review before the next meeting.

   Member Biel also advised the Commission that Article 7, Completion and Maintenance of Improvements needed to be revised. Where it says “County Commission” it should say “Town Council” because any sub-divider that wants to put forth a surety for the guarantee of performance would have to be approved by the Town Council, if it is on property within the Town limits. Also in Article 7, Section 7.4 – Maintenance of Roadway and Drainage Improvement needs to be revised to state that the subdivider/developer submit a request to the Town for maintenance of roads/streets when located inside the Town limits. Member Biel will revise that part of the article and have it ready for the members to discuss at the next meeting. See attached.

6. Public Comment
   No public comment.

7. Other business or comments from Commission Member
   Member Biel had given the members a copy of a Request for and exempt subdivision letter. Authorizing agent Tom Alonzo submitted the request for property owner, Jim Owen. Mr. Owen wants to subdivide his property to give his spouse a parcel. The size of the proposed parcel is 100’ x 153.97,
which 15,937 square feet and that does not meet our subdivision regulations. According to our regulations Article 4, Section 4.2(g) Family Division of Land, it states that "Each resulting parcel shall meet the minimum lot size/width requirements in Article 5, Section 5.6(b), and in that section the smallest lot size is 25,000 square feet. Member Holk stated that he could always make the parcel larger or apply for a variance. The Chairman asked that Member Biel get in contact with Mr. Alonzo and tell him that is does not meet our requirements and Mr. Owens can make the parcel larger or apply for a variance.

With no other business:
Motion by Member Holk, 2nd by Mayor Houser to adjourn the meeting.
Meeting ended at 4:40 p.m.
Approved this the 13th day of October, 2011

Mike Costigan - Chairman

ATTEST:

Karen S. Biel - Secretary