September 11, 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, Councilmember Holk, Mayor Houser, Steve Mobley, Jennifer Haffner and Rodney Hubble. Not present: Members: Biel and Stone

4. **Approval of Minutes from August 14, 2008 Meeting**  
No corrections.  
Motion by Member Hubble, 2<sup>nd</sup> by Vice Chair Costigan to approve the minutes as presented. All in favor. Motion carried.

5. **Public hearing on proposed amendment to the Subdivision Regulations**  
Chairman Farmer opened the public hearing. With no public input, Chairman Farmer closed the public hearing.

6. **Proposed Amendment to the Subdivision Regulations**  
Chairman Farmer opened discussion for the commission.  
Motion by Member Hubble, 2<sup>nd</sup> by Vice Chair Costigan to approve the proposed amendment to the Subdivision Regulations. All in favor. Motion carried.

7. **Public hearing on amendment to the Zoning Ordinance – Overlay district on Highway 98**  
Chairman Farmer opened the public hearing.  
**Mr. Tim Russell** asked about present zoning in that overlay district. Mayor Houser explained the purpose of the overlay district. Member Holk added that the present zoning which the town adopted when it incorporated is the same zoning which the county had it zoned. He also explained that the overlay district will not change the present zoning and land use. With no other public input, Chairman Farmer closed the public hearing.

8. **Recommendation to the Town Council – Overlay District on Highway 98**  
After some discussion by the commission members:  
Motion by Member Hubble, 2<sup>nd</sup> by Member Mobley to recommend to the Town Council the proposed amendment of an Overlay District to the Zoning Ordinance. All in favor. Motion carried.

9. **Public Comment**  
**Mr. Tim Russell** had some concerns about the behavior of some of the boater on the river. Member Holk explained that water patrol attended a council meeting and since that time, patrol has made a greater presence on the river.
With no further business:

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

Approved this the 11th day of December, 2008

ATTEST:

Karen S. Biel – Secretary

Les Farmer – Chairman