September 16, 2010
Planning Commission
12191 Magnolia Springs Hwy.
Magnolia Springs, Al.
4:00 P.M.
1. **Call to Order**
Chairman Costigan called the meeting to order at 4:02 p.m.

2. **Invocation & Pledge of Allegiance**
Mayor Houser led the Invocation & Pledge of Allegiance

3. **Roll Call**

4. **Approval of Minutes from August 12, 2010 meeting**
Two corrections noted: Time the meeting was scheduled to start and Rodney Hubble was not present and could not motion to adjourn the meeting. Member Biel will make the corrections.
**Motion by Member Mobley, 2nd by Member Haffner to approve the minutes from August 12, 2010 with amended changes. All in favor. Motion carried.**

5. **Quick review of proposed changes to Articles 1-4 in the Subdivision Regulations**
The Commission discussed previous proposed changes and no other suggestions were made.

6. **Public Hearing – Annexation of Family Dollar Property**
Chairman Costigan stated that the Planning Commission received an application for annexation of the Family Dollar property and the Commission will make a recommendation to the Town Council, who will then have final approval. Planning Commission members had a copy of the notice for the public hearing and the annexation application.
Chairman Costigan opened the public hearing at 4:05.
**Mr. Geisendorff** – owns the piece of property next to the Family Dollar and he has serious issues with a drainage problem. He stated that when they paved the parking lot and with the stopped up ditches, when it rains real hard the water run off comes across his property. Mr. Geisendorff provided Chairman Costigan with pictures of the problem from August 22nd. Mayor Houser and Member Holk have both seen the drainage problem. Mr. Geisendorff stated he has no problem with the Family Dollar annexing into the town limits but is requesting some assistance with this problem before the town considers it. Member Holk suggested, if the Commission does recommend the annexation to the Town Council that the Mayor send a letter to the developer and the engineer about the drainage problem and make sure that it is taken care of before any monies are paid with the assistance of the turn lane. The Commission was in agreement. Chairman Costigan closed the public hearing at 4:20 pm.
**Motion by Member Mobley, 2nd by Member Haffner to recommend to the Town Council that they approve the annexation of the Family Dollar property located at 14627 Hwy 98, and ask that the Council review the drainage problem that is effecting Mr. Geisendorff. All in favor. Motion carried.**

7. **Public comment**
No public comment

8. **Review of Section 5.12 – Subdivision Tree Requirements**
The Commission reviewed the section with a few minor changes suggested by Mayor Houser.
9. **Adjourn**
Motion by Member Stone, 2nd by Mayor Houser to adjourn.
Meeting ended at 5:40 p.m.
Approved this the 14th day of October, 2010

Bob Holk – Vice Chairman
ATTEST:

Karen S. Biel – Secretary