December 11, 2008
Planning Commission
12191 Magnolia Springs Hwy.
Magnolia Springs, Al.
5:00 P.M.

1. **Call to Order**
Chairman 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, Karen Biel, Steve Mobley, Ed Stone and Rodney Hubble. Not present: Members: Jennifer Haffner

4. **Approval of Minutes from September 11, 2008 Meeting**
No corrections.
Motion by Mayor Houser, 2nd by Member Hubble to approve the minutes as presented. All in favor. Motion carried.

5. **Public hearing on the rezoning of Miller property located on Hwy 98**
Chairman Farmer opened the public hearing at 5:04. When asked for any public comment, Member Biel stated that all but one of the adjacent property owners received their certified mail on the public hearing. One of those adjacent property owners, Richard and Rhonda Dwyer fax a letter over against the rezoning. Chairman Farmer asked Member Biel to read the letter. After reading the letter (attachment) and hearing the reasons why they are against the rezoning, the mayor reminded the members that the commission is considering the rezoning for general use and not for a particular business. The issues Mr. Dwyer has mentioned will be addressed if and when something is built there. Member Mobley stated that out of the four reasons Mr. Dwyer is against the rezoning only one pertains to the rezoning and the other three are against the Dollar General. Chairman Farmer closed the public hearing at 5:15.
Motion by Vice Chair Costigan, 2nd by Mayor Houser to recommend to the Town Council the rezoning amendment for the property located on Hwy 98, owned by Margrete Miller. Discussion: Member Hubble stated that he was going to recuse himself because of it being to close to his lot line and when he sees a plat like what Dollar General is showing, he wants to know what is going on in the back by his property. Mayor Houser told Member Hubble that it has nothing to do with the rezoning, the zoning is for use only and Dollar General may or may not happen. Nothing has been formally submitted and when it does it will come before the Planning Commission because it is a major project. Chairman Farmer did state that once it is rezoned anything that means the B-2 zoning can go in there and the mayor added as long as it meets the new Hwy 98 Overly District. Chairman called for a vote. All in favor. Motion carried.

6. **Beasley Lake Estates**
David Shumer from Barton Engineering was present as the engineer for Beasley Lake. They are asking for a minor subdivision of 38+ acres into four (4) lots and the property is located outside the town limits. The four lot subdivision does meet our requirements. It will go before the county engineer and they will then send us a letter if it meets the county requirements at that time the town can approve the subdivision.
7. **Reports and/or announcements**
Member Biel informed the commission that it was time to appoint or reappoint the chairman.
Motion by Vice Chair Costigan, 2nd by Member Stone to reappoint Les Farmer for another year as chairman. All in favor. Motion carried.

8. **Public Comment**
Mayor Houser stated that he wanted to appoint a committee of four member, two from the council and two from the planning commission to review the zoning ordinance. He asked for two volunteers from the planning commission and Rodney Hubble and Steve Mobley agreed to be on the committee. Two members from the town council will be appointed at the next meeting.

With no further business:

Motion by Vice Chair Costigan, 2nd by Member Holk to adjourn. All in favor. Motion carried.

Approved this the __8th__ day of __January__, __2009__

ATTEST:

Karen S. Biel – Secretary

Les Farmer – Chairman