February 11, 2010
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. **Pledge of Allegiance**
Mayor Houser led the Pledge of Allegiance

3. **Roll Call**
Commission members present: Chairman Farmer, Vice Chair Costigan, Bob Holk, Mayor Houser, Karen Biel, Steve Mobley, Ed Stone and Rodney Hubble. Not present: Jennifer Haffner

4. **Approval of Minutes from January 14, 2010 meeting**
No corrections noted
Motion by Mike Costigan, 2nd by Member Mobley to approve the minutes from January 14, 2010. All in favor. Motion carried.

5. **Discussion of Proposed Zoning Ordinance**
Chairman Farmer stated that Christopher Baker reviewed the ordinance at the last meeting and there were concerns from citizens about the requirements for the subdivision of property in R1A zoning. The committee recommended changing the requirements from 120 ft. at building lot line to the proposed 100 ft. Member Holk stated after the public hearing at the last meeting, general consensus was to leave it at the 120'. Member Stone asked if that would prevent the lot from being subdivided. Member Holk stated with the definition of lot width being at the set back line, it would make it harder and it also states that the houses must be inline with the other homes on adjacent lots. Mayor Houser added there are a total of fourteen (14) lots that are 200 ft. wide, the lots in question on Oak Street are about 600' – 650' deep that are water front lots. Christopher Baker explained that the front yard set-back on water front lots is the average set-back by neighboring properties within 200 feet of each side of the property lines. Mayor Houser added that in the current zoning the lot could be subdivided and off-set the houses a good bit and the new proposed Dimensional Standards would stop that. Chairman Farmer reminded the commission that they can do one of three things:
   1. Table for more discussion
   2. Recommend to the Town Council as is
   3. Recommend to the Town Council with changes

Chairman Farmer summoned it up by stating that we are leaving the old requirements intact and changing where the building line would be on any waterfront lots only. The only thing changing is the way setbacks are calculated on waterfront property.

Motion by Member Holk, 2nd by Vice Chairman Costigan to recommend to the Town Council to approve the Zoning Ordinance with the proposed changes:

1. To leave the Area and Dimensional Requirements for zoning district R1A as listed in the existing Zoning Ordinance as shown below:

   - Maximum Height of Structure in Feet: 35-Feet
   - Maximum Height of Structure in Habitable Stories: 2½
   - Minimum Front Yard: 30-Feet
Minimum Rear Yard 30-Feet
Minimum Side Yards 10-Feet
Maximum Density 1 Dwelling Unit Per Acre
Minimum Lot Area Per Dwelling Unit 40,000 Square Feet
Minimum Lot Width at Building Line 120-Feet
Minimum Lot Width at Street Line 60-Feet

2. To add Section J – Dimensional Standards
   1. Waterfront Lots: The front of a waterfront lot is the portion that has a physical
      connection to the water. All set-backs and lot width requirements shall be determined
      based on this standard.
         a. The front yard set-back shall be the average set-back that is established by
            neighboring properties within 200 feet of each side of the property lines.

Harry Dwyer asked about separate zoning on the four lots on Oak Street. Vice Chair Costigan stated
that the property owners would have to ask for the rezoning.

Chairman called for the vote: All in favor. Motion carried.

6. Planning Commission members term expires March 31, 2010
Member Biel stated that Rodney Hubble’s term will be up at the end of March and the new appointment
would be for six (6) years. Rodney Hubble agreed to another term on the Planning Commission
Motion by Member Biel, 2nd by Member Mobley to recommend to the Mayor to reappoint Rodney
Hubble for a six (6) year term. All in favor. Motion carried.

7. Reports and/or Announcements
None

8. Public comment
No public comment – comments were during the discussion of the proposed Zoning Ordinance.

9. Adjourn
Motion by Chairman Farmer, 2nd by Member Biel to adjourn.
Meeting ended at 5:50 p.m.

Approved this the 10th day of June, 2010

Mike Costigan – Vice Chairman

ATTEST:

Karen S. Biel – Secretary