November 10, 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 4:05 pm by Chairman Costigan.

2. **Members present were**  
   Chairman Mike Costigan  
   Member Karen Biel  
   Member Steve Mobley  
   Mayor Charles Houser  
   Member Ed Stone  
   Member Jessica Yarbrough  
   Member Rodney Hubble

3. **Invocation and Pledge – Mayor Houser**

4. **Approval of October 13, 2011 minutes**  
There were no corrections or additions:  
**Motion by Member Mobley, 2nd by Mayor Houser to approve the minutes as presented. All in favor. Motion carried.**

5. **Christopher Baker** – stated that he was asked by the Council to speak to the Planning Commission members about the Sherman rezoning and the Conditional Use application that could possibly come before the Commission. If the Council elects to rezone the property to B2 contingent on the Commission’s approval of the CU (Conditional Use), then that gives the Commission the authority to mitigate any problems that affect the surrounding property owners and/or it’s citizens. He went on to say that if the Council approves the B2, then anything business that is listed in the ordinance can go into B2 and that’s what concerns the neighbors, the Council and some of the Planning Commission members, but if you tie the CU permit and the effective date of the B2 together, then it alleviates those concerns. When Mr. Sherman is ready to submit his CU application, he must also submit a site plan of what he is proposing to do and then the Commission can mitigate any concerns that they have and a public hearing will be held at the Planning Commission level. If the Commission approves the CU, a certificate will be issued and in that box the limitations will be set and only those limitations will be allowed. Should Mr. Sherman want to in large or improve he must make application to the Planning Commission for an amendment to the CU Permit. Also, in the rezoning ordinance the Council can add a stipulation that reads, “should the property owners operate outside the box then the Town Council will initiate the rezoning back to single family”. Mayor Houser added that when he submits for his new building, which would be an amendment to his original CU, he will have to submit a set of engineered plans, with drainage, parking, lighting, etc and that’s when the Planning Commission can negotiate different ideas with him.

6. **Discussion – Subdivision Regulations**  
Chairman Costigan asked the Commission about the regulations and Mayor Houser stated that he had one issue and that was on the lot sizes. Right now the regulations call for a minimum lot size of 25,000 sq. ft. per lot and he thinks that might be just a little too big and would like the Commission to discuss
the lot sizes again. Member Biel stated that she talked to Vice-Chairman Holk a few days before the meeting and should there be any discussion on major changes, then we may want to discuss it at the meeting and possibly set a public hearing for January. The Commission members agreed to talk about it at the January meeting.

Mayor Houser advised the Commission that the Town was approved for the BP Grant Reallocation for the project on the property behind Jesse’s restaurant. The project will consist of a gravel parking lot with seven parking spaces, an elevated walkway through the wetlands down to a fixed dock and a floating dock and two spots for boats to tie up. There will be a metal fence around it, just like the one at the Springs, it will be locked at night; there will be a kiosk on site that will talk about the wetlands and BP funding for the project. The estimated cost for the project is about $191,800.00. The Council will be sending out for RFP’s for services to manage the project, and who ever is chosen to manage the project will put out for bids on the actual construction of the project. We hope to have it completed by June 30, 2012.

7. Public Comment
No public comment.

8. Adjourn
No other business.

Motion by Member Mobley, 2nd by Member Stone to adjourn the meeting.
Meeting ended at 5:03 p.m.
Approved this the 8th day of December, 2011

Mike Costigan – Chairman

ATTEST:

Karen S. Biel – Secretary