

TOWN OF MAGNOLIA SPRINGS, ALABAMA

Board of Adjustments

Minutes of May 30, 2017 Meeting

- Call to order: The meeting was called to order at 4:30 pm. The following were in attendance: Rick Odess, David Worthington; John Reuss and Ken Johnson. A quorum was not present to conduct the meeting.
- Motion made by Rick Odess to recess and reconvene at 5:30 pm at which time Ken Laurendine would be present to establish a quorum. Motion seconded by Ken Johnson and approved unanimously.
- Call to reconvene: The meeting was reconvened at 5:30 pm. Ken Laurendine was present and a quorum was established.
- Approval of Minutes: Minutes of the meeting held April 12, 2017 were unanimously approved as written.
- Public Hearing—Public hearing on variance request for property at 14325 Cougill Ave. was opened at 5:32 pm. Owner Stephen Thompson stated that the reason for requesting a variance is to sub-divide a 42,218 square foot lot into two lots of 21,109 square feet. This property is zoned R1 (b) and lots must be no less than 30,000 square feet. His reason is to build or sell subdivided lot in the future. Members of the public were invited to comment on this request for variance; Dan Hagen, Virginia & Ed Stone, Richard Morehart, Ben Dykema, Tom Estes, Jerry Jolly, Janet Paarlberg all spoke in opposition to granting the variance. Their concerns were flooding due to rainstorm runoff, increased traffic, setting a precedent and the small lot size not being in keeping with other lots.
- Public hearing closed at 5:40 pm.
- A discussion ensued. Vice-Chairman Worthington reviewed the standards for approval of this variance. Mr. Odess queried the applicant regarding his reason for this request. Mr. Thompson again stated it was to build or sell. Mr. Odess then reviewed the Zoning Ordinance Standards for Approval. This request does not meet these standards as it does not meet the standard set in Section c. ii. d.
- Motion to Deny Application: Mr. Odess made a motion to deny the application as it did not meet all the standards for approval. Motion seconded by Mr. Johnson. After discussion the motion was approved unanimously.
- Other business: Reappointment of John Reuss and Ken Johnson to Board of Adjustments. Motion to reappoint made by Rick Odess and seconded by Ken Laurendine. Motion approved.
- There being no further business the meeting was adjourned at 6:05 pm.

Respectfully submitted



John Reuss, Secretary