June 14, 2018  
Planning Commission Meeting Minutes  
12191 Magnolia Springs Hwy.  
Magnolia Springs, Al.  
4:00 P.M.  

1. **Call to Order**  
Chairman, Mike Costigan, called the meeting to order at 4:00 p.m.  

2. **Roll Call**  
   **Members present**  
   Chairman, Mike Costigan  
   Vice Chairman, Bob Holk  
   Jenny Opal White, Secretary  
   Mark Byrd  
   Lauren Mote  
   Steve Mobley  
   Bob Turner, Arrived, 4:05 p.m.  

   **Members not present**  
   Rodney Hubble  
   Lewis Wood  

   **Also, Present**  
   Dianne Burnett, SARPC  
   Hadley Weaver  
   Kristin Weaver  

3. **Invocation and Pledge**  
Chairman, Mike Costigan, led the invocation and pledge.  

4. **Approval of Minutes – May 10, 2018**  
There were no corrections or additions.  

Motion by Member, Steve Mobley, 2nd by Member, Mark Byrd to approve the minutes as presented. All in favor. Motion carried.  

5. **Extraterritorial Jurisdiction (ETJ)**  
Vice Chairman, Bob Holk, gave update on the RV subdivision submission. The Town returned Mr. Michael Hill, submitted, "Land Use Certificate Application" with a refund of $25.00 for the RV park in ETJ. The Attorney General recognizes the RV Park as a subdivision. Baldwin County will no longer support the Extraterritorial Jurisdiction (ETJ). The Town of Magnolia Springs is now responsible for Subdivision Regulations in the ETJ. Member, Jenny Opal White, is gathering information on the Town of Loxley subdivision regulations and engineering requirements to be used as a comparison. We need to address the ETJ in our Subdivision Regulations moving forward and contract out an Engineer to review applications.  

SARPC Representative, Diane Burnett, commented, the cost of Engineering review on ETJ is very expensive for municipalities. Professional review is required. Applicant is required to pay fee.  

Bob Holk, discussed, will need a Town Designee or Engineer to develop cost structure. If someone comes in with plans now, we don’t have a firm figure, since, Baldwin County is no longer supporting the Town of Magnolia Springs ETJ.
6. **Reports and/or Announcements**

Diane Burnett, said, an Engineer review is required on applications. Applicants should provide a plat and pay fees with application. She noted Goodwyn, Mills and Cawood is a good firm in our area.

Bob Holk, commented, he had spoken with Brett Gaar at Volkert Inc., and they're able to provide Engineering. Bob, additionally, noted we need to look at HMR and other firms.

Mike Costigan, asked, do we have enough time if an applicant comes in now with application?

Bob Holk, commented, yes, in regard to Diane Burnett, shared, comments.

Bob Holk, noted, we need an agreement in place.

Diane Burnett, suggested, the Town submitting a Request for Quote (RFQ) to Engineer Firms and make selection.

Bob Turner, asked, who pays fees if applicant walks away?

Diane Burnett, commented, the fee would be paid at submittal of application.

Bob Holk, commented, he hasn't heard back from Seth Peterson of Baldwin County.

Bob Holk, suggested looking at options. Bob, commented, a lot of people would like to keep our ETJ. We need to review ETJ with RV parks, PUD, language, and Section 9 Planned Development.

Bob Holk, commented, he hasn't heard back from the Town Attorney, Brad Hicks on RV park.

Bob Holk, has spoken, with Mayor Billy Middleton with the Town of Loxley. Mayor Middleton is satisfied with Goodwyn, Mills and Cawood.

Diane Burnett, commented, the most restrictive regulations on roads in ETJ would apply between Baldwin County and municipality or from the Municipal Chair and the County Engineer on plat.

Mike Costigan, asked, if there were any further questions.

Bob Holk, commented, the Board of Adjustments granted a variance on two lots for the Mr. and Mrs. David Ingram. One lot conforming, and the other lot not conforming. This was a common lot line adjustment. No opposition. The Town will handle the administration.

Mike Costigan, asked, if the variance will come thru the Planning Commission.

Bob Holk, commented, no.

Bob Turner, apologized, for being late to meeting.
7. Public Comment

Hadley Weaver, commented, the Town of Magnolia Springs subdivision regulations are good.

Hadley Weaver, noted, the Baldwin County regulations, changed, June 1, 2018.

Hadley Weaver, noted, there have been a lot of suits on restrictive arguments.

Hadley Weaver, commented, residents have spent a lot of money in the ETJ. When you consider decisions, look at the future. He recognized looking at Florida regulations.

Hadley Weaver, noted, Baldwin County, cut down 200 year old trees.

Bob Holk, commented, he did go to the hearing. The 200 year old trees were cut down for roads.

Lauren Mote, commented, Beasley Road was a dirt road prior. We definitely need to preserve our community.

Mike Costigan, thanked everyone for coming out to meeting.

8. Adjourn

Chairman, Mike Costigan, asked for motion to adjourn meeting.

Motion by Steve Mobley, 2nd by Member, Mark Byrd to adjourn the meeting. All in favor. Motion carried.

Meeting ended at 4:40 p.m.

Approved this the 12th day of July, 2018.

Mike Costigan, Chairman

ATTEST:

Jenny Opal White, Secretary