March 14, 2019
Planning Commission Meeting Minutes
12191 Magnolia Springs Hwy.
Magnolia Springs, Alabama
4:00 P.M.

1. Call to Order

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

2. Roll Call

Mike Costigan, asked, Jenny Opal White, Secretary for roll call.

<table>
<thead>
<tr>
<th>Members present</th>
<th>Absent</th>
<th>Also, Present</th>
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<tbody>
<tr>
<td>Mike Costigan, Chairman</td>
<td>Mark Byrd</td>
<td>Leslie Johnston, SARPC</td>
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<td>Bob Holk, Vice-Chairman</td>
<td>Hadley Weaver</td>
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<td>Jenny Opal White, Secretary</td>
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<td>Rodney Hubble</td>
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<td>Steve Mobley</td>
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<td>Lauren Mote</td>
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<tr>
<td>Lewis Wood</td>
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3. Invocation and Pledge

Mike Costigan, Chairman, asked, Rodney Hubble to give invocation and lead pledge.

Bob Holk, Vice Chairman, introduced, Leslie Johnston with SARPC

4. Approval of Minutes – March 14, 2019

Mike Costigan, asked, for review of the February 14, 2019 minutes. There were no corrections or additions to minutes. Motion by, Rodney Hubble, to approve minutes as presented. Second by, Lewis Wood. All in favor. Motion carried.

5. Discussion - Subdivision Regulations

Mike Costigan, open discussion on Subdivision Regulations on 5.4.11 – 5.7.2.

Mike Costigan, discussed, Mark Byrd submitted notes in his absence for 5.4.11, 5.6 and 5.7.1. 5.4.11 Signage – Regulations call for green signs with white lettering. Town had a lot of white signs with black lettering made and installed on decorative black cast iron posts throughout Town. We should consider that to be the standard if we’re wanting to have new streets fit in with existing.
5.6 Lots – Paragraph (H) Depth of Lots vs Width. Being on the river, we have many lots that have “excessive” depths and so don’t meet this, including many that have not been built on in the ETJ. For instance, at the end of Oak Street, there is a dirt road that runs further west. There is probably a couple dozen designated lots that run hundreds of yards down to the river. I’m assuming to build on these, one would have to get a variance.

5.7.1 – Drainage General Policy
Add to the effect of “Protecting the Magnolia River”.

Lewis Wood, suggested, we complete signage.

Rodney Hubble, noted, black cast steel poles last longer than the aluminum poles.

Bob Holk, noted, 5.4.11, applies to new subdivisions.

Bob Holk, noted, 5.6 Lots, existing lots, grandfathered.

Leslie Johnston, noted, narrow lots, must meet setbacks on side or require a variance.

Lauren Mote, noted, several lots on the river our wetlands.

Mike Costigan, commented, we’re all in consensus on 5.7.1 Drainage General Policy.

Leslie Johnston, noted, protecting river by principal/policy.

Mike Costigan, thanked, Mark Byrd for submitted comments.

Mike Costigan reported on Hadley Weaver submitted notes in his absence for 5.4.11 – 5.7.2. Hadley liked the regulations in 5.4.11 – 5.7.2. Minimum ALDOT specs are referenced.
We’re covered if any of our regulations fall short.
Hadley liked the requirement for five (5) foot sidewalks on both sides of new streets.
Regulations could be relaxed if the Town wanted through a variance, but it gives the Town and Town Designated Engineer a great place to start.
ADT stands for average daily traffic count.

Rodney Hubble, commented, on sidewalks, how far off.

Bob Holk, commented, edge of pavement shall be located within the right of way. 5.4.8 we copied the Baldwin County Subdivision Regulations. Town is more stringent.

Bob Holk, commented, on 5.4.9 – Clear Zones, last sentence. For safety and maintenance purposes, no trees are allowed to remain or be planted within the limits of the right-of-way.

Mike Costigan, commented, on Page 32, minimum on all new subdivisions. We do require five (5) foot sidewalks.
Mike Costigan, discussed, 5.4.11 Signage for Subdivisions.
Rodney Hubble, discussed, Historical signage, size and height.
Bob Holk, minimum lot sizes fine. Town regulations greater than Baldwin County.
Bob Holk, discussed, building must meet Health Department.
Lewis Wood, commented, on playgrounds in larger subdivisions.
Leslie Johnston, commented, on maintenance, deed property to Town.
Lauren Mote, commented, retirement communities, no playground.
Steve Mobley, noted, Subdivision liability, not Town.
Mike Costigan, discussed, 5.6.1 Open Space Reservation.
Bob Holk, mentioned, City of Robertsdale, have deed to retention ponds in City.
Leslie Johnston, referenced, the Lake Forest subdivision in the City of Daphne as an example, they apply property tax lien.
Mike Costigan, 5.7.2, strike last sentence on engineering firms. Lewis Wood, agreed.
Bob Holk, discussed, 5.8.1 General.
Leslie Johnston, noted, the Town cannot enforce outside Town limits.
Mike Costigan, commented, future annexation.
Rodney Hubble, commented, we could annex in the future.
Steve Mobley, noted, there are bad retention ponds in neighborhoods.
Bob Holk, commented, to add Baldwin County regulations on retention ponds.

6. Reports and/or Announcements

Bob Holk, Vice Chairman, reported the Mayors Association opposed SB-23.

Mike Costigan, thanked, Hadley Weaver for taking lead on writing letter from the Planning Commission to oppose SB-23.

Mike Costigan, asked, Planning Commission to review Subdivision Regulations 5.8 – 8.3 prior to next meeting scheduled on April 11, 2019.
7. **Public Comment**

No public comment.

8. **Adjourn**

Mike Costigan, asked, for motion to adjourn meeting.

Motion by Lewis Wood, 2nd by Rodney Hubble, to adjourn meeting. All in favor. Motion carried. Meeting ended at 4:57 p.m.

Approved this 9th day of May 2019.

[Signature]

Mike Costigan, Chairman

**ATTEST:**

[Signature]

Jenny Opal White, Secretary