

**June 13, 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.

**Members present**

**Absent**

**Also, Present**

Mike Costigan, Chairman

Diane Burnett, SARPC

Bob Holk, Vice-Chairman

Jenny Opal White, Secretary

Mark Byrd, Arrived 4:05 p.m.

Rodney Hubble

Steve Mobley

Lauren Mote, Departed, 5:02 p.m.

Hadley Weaver

Lewis Wood

**3. Invocation and Pledge:**

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

**4. Approval of Minutes – May 9, 2019**

Mike Costigan, asked, for review of the May 9, 2019 minutes. There were no corrections or additions. Motion by, Bob Holk, to approve minutes as presented. Second by, Lewis Wood. All in favor. Motion carried.

**5. Subdivision Regulations 5.8 – 8.3**

**Section 5.8 Erosion and Sedimentation**

Mark Byrd, commented, no mention of protecting the Magnolia River.

Hadley Weaver, commented, ADEM requirements not being met on silk fences.

Design Engineer/Town Engineer to adhere strictly to ADEM regulations.

Mark Byrd, commented, on the narrow lots on river that are already platted.

Bob Holk, commented, doesn't apply.

**Section 5.9 Maintenance**

Bob Holk, suggested, 5.9.8 Maintenance, retention pond maintenance should be enforced.

Property Owner Associations (POAs) must maintain.

**Article 6 Installation of Permanent Reference Points**

No Comment.

**Article 7.4 Maintenance of Roadways and Drainage Improvements**

Bob Holk, mentioned, County doesn't apply.

**Article 8 Variances**

Mark Byrd, inquired, on process of a variance not being approved by Board of Adjustments.

Bob Holk, commented, an appeal would go before Circuit Court.

**Section 8.1 General**

Mark Byrd, discussed, the first sentence of paragraph on extraordinary hardships.

**6. Public Comment**

Richard Torres, 14740 Oak Street, Magnolia Springs, Alabama presented two parcels for review of a subdivision with access to Oak Street with private easement and access road.

Bob Holk, presented, Subdivision Regulations, 5.3.9 Frontage on Improved Roads, Page 26. A variance will be required on reconfiguring lots or access. Front yard setback, average, established by neighboring properties. Water setback, determination, required.

Bob Holk, presented, Zoning Ordinance, Waterfront Setback Determination, Page 28, to Richard Torres for review.

Hadley Weaver, commented, setback from river should in line with other houses in a row.

Steve Mobley, commented, on flood concern from setback.

Mike Costigan, suggested, increase frontage, buildable to neighbors, and meet setback from river.

Lauren Mote, suggested, variance.

Diane Burnett, suggested, variance on set back of rear lot based on subdivision regulations.

Richard Torres, commented, he would redraw. Richard, thanked, Council.

**7. Reports and/or Announcements**

No reports or announcements.

**8. Adjourn**

Mike Costigan, asked, for motion to adjourn meeting.

Motion by Steve Mobley, 2<sup>nd</sup> by Mark Byrd, to adjourn meeting. All in favor. Motion carried. Meeting ended at 5:09 p.m.

Approved this 11th day of July 2019

  
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Mike Costigan, Chairman

ATTEST:

  
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Jenny Opat White, Secretary