

**January 9, 2020  
Planning Commission Meeting and Public Hearing 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, Chairman, asked, Jenny Opal White, Secretary for roll call.

**Members present**

Mike Costigan, Chairman  
Kim Koniar, Vice-Chairman  
Jenny Opal White, Secretary  
Mark Byrd  
Rodney Hubble  
Steve Mobley  
Lauren Mote  
Hadley Weaver  
Lewis Wood

**Also, Present**

Diane Burnett, SARPC  
Brad Hicks, Town Attorney

**3. Invocation and Pledge:**

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

**4. Approval of Minutes – November 14, 2019:**

Mike Costigan, Chairman, asked, for review of the November 14, 2019 minutes. There were no corrections or additions to minutes. Motion by, Mark Byrd, to approve minutes as presented. Second by, Kim Koniar. All in favor. Motion carried.

**5. Bobby Cagle, Reehl Properties, Inc. – Calloway Homes LLC:**

Bobby Cagle gave presentation reference Calloway Homes LLC, Stone Canyon Cabins', certified RV Park Models, Tiny Homes at Magnolia Subdivision. Bobby, discussed, the following steps of development: Step 1 - Lot Features and Description; and Step 2 - Cottage Features and Description.

Mike Costigan, Chairman, referred, Bobby Cagle, to Baldwin County Planning & Zoning on R2 Zoning for future development.

**6. Public Comment:**

No public comment.

**7. Public Hearing: 2019-11-01 Dwain R. Riebeling, Planned Development Site Plan, Robert's Acres, 16240 County Road 26, Foley, AL 36535**

Mike Costigan, Chairman, opened, Public Hearing at 4:18 p.m.

Dwain R. Riebeling, discussed, Planning Development Site Plan at Robert's Acres, 16240 County Road 26, Foley, AL 36535, four (4) acre lots, sell lots for residential.

No public comment.

Mike Costigan, Chairman, closed, Public Hearing at 4:22 p.m.

Mike Costigan, Chairman, commented, we do not have a complete application.

Kim Koniar, Vice-Chairman, asked, for missing items.

Mike Costigan, Chairman, noted, missing items: plat approval, setbacks addressed/increased 10 to 20 ft., digital file, narrative of drainage, title report/no liens, information on septic and utilities, fire department review/authorization, and completion of checklist.

Dianne Burnett, commented, to withdraw application to code. Information needs to be gathered and resubmitted when complete. Table to a meeting to discuss logistics and process. State Code states if you don't act within 30 days approved.

Hadley Weaver, suggested, Dwain R. Riebeling consult with surveyor on requested information.

Brad Hicks, Town Attorney, suggested, to withdraw application and resubmit to Subdivision Regulations. Brad, suggested, Dwain R. Riebeling consult with engineer for advice and guidance.

Mike Costigan, Chairman, inquired, on fees paid.

Jenny Opal White, Secretary, noted, Dwain R. Riebeling has paid \$500.00 application fee.

Dwain R. Riebeling, requested, to withdraw application.

Motion by, Mark Byrd to accept withdraw of Dwain R. Riebeling, Planned Development Site Plan, Robert's Acres, 16240 County Road 26, Foley, AL 36535. Second by, Rodney Hubble. All in favor. Motion carried.

Mike Costigan, asked, Jenny Opal White to provide Hadley Weaver comments to Dwain R. Riebeling.

**8. Reports and Announcements:**

Kim Koniar, Vice-Chairman, would like to review Civil Engineering Firms to review subdivision applications.

Planning Commission in consensus to move Planning Commission Workshop to review Subdivision Regulations to January 30, 2020 at 4:00 p.m.

**9. Adjourn:**

Mike Costigan, Chairman, asked, for motion to adjourn meeting. Motion by, Rodney Hubble to adjourn meeting, 2<sup>nd</sup> by Mark Byrd. All in favor. Motion carried. Meeting ended at 5:29 p.m.

Approved this 13<sup>th</sup> day of February 2020

  
Mike Costigan, Chairman

ATTEST:

  
Jenny Opal White, Secretary