May 28, 2020
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, Chairman, asked, Jenny Opal White for roll call.

Members present:
Mike Costigan, Chairman
Kim Koniar, Vice-Chairman
Jenny Opal White, Administrative Official
Mark Byrd
Rodney Hubble
Steve Mobley
Lauren Mote
Hadley Weaver
Lewis Wood

Also, Present:
Diane Burnett, SARPC
Alyssa Carter, The Broadway Group, (Cisco WebEx)
Jeremy Cobb, The Broadway Group, (Cisco WebEx)
Christopher Bella
Jacob Shindler

3. Invocation and Pledge:

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

4. Approval of Minutes – March 12, 2020:

Mike Costigan, Chairman, asked, for review of the Planning Commission Meeting Minutes of March 3, 2020. There were no corrections or additions to minutes. Motion by, Steve Mobley, to approve the March 3, 2020 minutes as presented. Second by, Mark Byrd. All in favor. Motion carried.

Chairman Costigan, asked for review of the Planning Commission Meeting Minutes of Mach 12, 2020. There were no corrections or additions to minutes. Motion by, Rodney Hubble to approve the March 12, 2020 minutes as presented. Second by, Mark Byrd. All in favor. Motion carried.

5. Planned Development Site Plan Applications:

2020-04-01 The Broadway Group, 14709 US Hwy. 98, Foley, AL 36535

Mike Costigan, Chairman, welcomed Jeremy Cobb and Alyssa Carter of the Broadway Group. They attended meeting by Cisco WebEx.
Chairman Costigan opened discussion of application.
Mark Byrd, asked, The Broadway Group if they reviewed Hwy. 98 Overlay Ordinance reference signage, and building dimensions?
Jeremy Cobb, discussed, elevation of signage.
Mark Byrd, asked, Jeremy Cobb had he been to Magnolia Springs?
Jeremy Cobb, replied yes, I have been to Magnolia Springs.
Hadley Weaver in agreement with Mark Byrd.
Hadley Weaver, asked, if a traffic study had been performed?
Jeremy Cobb, replied, we have not done a traffic study.
Mark Byrd, discussed, major traffic problem at Hwy. 98 and Hwy. 49.
Jeremy Cobb, replied, ALDOT did not say we needed a traffic study.
Rodney Hubble, discussed, volume of traffic.
Chairman Costigan, discussed, requirement of traffic light.
Jeremy Cobb, commented, ALDOT has not mentioned a permit signal.
Chairman Costigan, inquired on flat roof or pitch roof, concerned with pitch roof.
Alyssa Carter and Jeremy Cobb, commented, we did not develop the Family Dollar at Magnolia Springs.
Jeremy Cobb, commented, we are proposing a single slope roof.
Rodney Hubble, discussed, flexibility design modification reference historical.
Alyssa Carter, inquired, on colors.
Rodney Hubble, suggested, to Google, Walgreens, Mandeville, Louisiana for box prototype with aesthetic details.
Kim Koniar, Vice-Chairman, suggested, working with ALDOT on traffic. She is concerned with accidents. Suggested a turn lane island.
Mark Byrd, commented, on entrance, nearly impossible to get out on highway.
Alyssa Carter, commented, they will coordinate with ALDOT. Jeremy Cobb submitted plans based on driveway.
Rodney Hubble, requested, documented study to permit.
Alyssa Carter, commented, submitted permit to Planning Commission.
Kim Koniar, Vice-Chairman, inquired, on how we work with ALDOT, Planning Commission and Dollar General.
Alyssa Carter, mentioned, Michael Smith of ALDOT. However, you want to handle.
Kim Koniar, Vice-Chairman, suggested, a physical site visit.
Alyssa Carter, commented, ok.
Kim Koniar, Vice-Chairman, Planning Commission members will come up with design list.
Alyssa Carter, asked, for design list to be emailed to her for opportunity to review for property to be developed. We are willing to work with the Planning Commission.
Steve Mobley, expressed, concerned with traffic.
Kim Koniar, Vice-Chairman, would like to see proposal on how many cars will turn per hour coming in and out during peak hours at the worst hour of day.
Hadley Weaver, commented, plans are prototypical. No further questions.
Chairman Costigan would like have a in person meeting and site visit with ALDOT and the Broadway Group.
Rodney Hubble, asked, for review of picture of Walgreens, Mandeville, Louisiana.
Chairman Costigan will contact Alyssa Carter next week. Suggested ALDOT be present at meeting.
Chairman Costigan, thanked, Alyssa Carter and Jeremy Cobb.
Kim Koniar, Vice-Chairman, concerned with two (2) Dollar Stores side by side.
Hadley Weaver, asked, will the Town Engineer work with us?
Kim Koniar, Vice Chairman, commented, yes.  
Hadley Weaver, concerned, with dumpster on site.

**2020-05-01 Christopher Bella, 15837 US Hwy. 98, Foley, AL 36535**

Mike Costigan, Chairman, welcomed Christopher Bella.  
Chairman Costigan, commented, we have received application and opened discussion.  
Christopher Bella, commented, he wanted to subdivide property.  
Chairman Costigan, noted property has existing residence and three RV sites.  
Kim Koniar, Vice Chairman, inquired, on location of property.  
Christopher Bella, commented, adjacent to billboard Bible Assembly.  
Chairman Costigan, inquired, on what he wanted to subdivide.  
Christopher Bella, commented, looking at keeping house. I have added RV sites.  
Mark Byrd, commented, a subdivision had been created.  
Hadley Weaver, commented, three (3) lots face public street. You cannot do what you have done. Open to thoughts and suggestions. County has resolved issued. Subdividing two (2) lots/maintain RV/sale parcel.  
Christopher Bella, commented, single lot for single family home.  
Steve Mobley, asked, how you came about with idea of RVs?  
Christopher Bella, commented, utilization of property without clearcutting.  
Kim Koniar, Vice Chairman, are you in ETJ.  
Christopher Bella, commented, yes.  
Mark Byrd, discussed, subdivision regulations.  
Christopher Bella, commented, he understood.  
Lauren Mote, commented, lot would be ok to sale.  
Christopher Bella, commented, yes, it is over acre.  
Hadley Weaver, commented, nonconforming. Stipulate RV Park or done differently, public street.  
Mark Byrd, suggested, subdividing two (2) lots.  
Hadley Weaver, asked, how do we restrict?  
Mark Byrd, commented, sale one (1) lot.  
Kim Koniar, Vice Chairman, commented, income source.  
Chairman Costigan, asked, if all three (3) RV Lots are occupied month to month? Split parcel two (2) lots.  
Kim Koniar, Vice Chairman, commented, Subdivision Regulations are required in ETJ.  
Christopher Bella, commented, property is on Zillow.  
Steve Mobley, asked, if he knew Phil Rowe across the street on Woodland.  
Hadley Weaver, suggested, following check list and record plat.  
Kim Koniar, commented, to follow Subdivision Regulations with RV.  
Hadley Weaver, commented, illegal operation. Suggested doing away with RV lots.  
Kim Koniar, discussed, Michael Hill RV Park.  
Mark Byrd, suggested, having Brad Hicks, Town Attorney review.  
Chairman Costigan, commented, no action on application until completed.  
Chairman Costigan, thanked, Christopher Bella.  
Kim Koniar, Vice Chairman, will contact Brad Hicks, Town Attorney to discuss.  
Steve Mobley, commented, illegal RV Park.  
Hadley Weaver, commented, legal notice.
Diane Burnett, commented, illegal subdivision. Suggested talking with attorney reference plat/driveways, note on plat, single family home, preliminary/final plat review after Public Hearing. There are several things missing from application.
Chairman Costigan, commented, single family only.
Mark Byrd, commented, cannot be a subdivision.
Chairman Costigan, commented, unzone ETJ.
Diane Burnett, commented, you can require a subdivision plat. A business would amend plat. Take note off. Subdivide plat into two (2) pieces.
Mark Byrd, addressed, legal.
Rodney Hubble, commented, advise nonconforming, etc.

6. Public Comment:

Mike Costigan, Chairman, asked Jacob K. Shindler at 12871B Schindler Lane to come forward reference request for approval of land sale.
Jacob K. Shindler presented to Planning Commission that he has seven and half (7 1/2) acres and would like to sell two (2) acres. The two (2) acres have been surveyed but have not been properly divided.
Mark Byrd, suggested, completing subdivision application, easements/egress, approval of landowners, and addressed existing road.
Jacob, commented, home in back is not mine. Brother provided access.
Steve Mobley, inquired, on the sale of property.
Jacob, commented, selling property to girlfriend’s daughter.
Chairman Costigan, commented, would not confine to family subdivision.
Mark Byrd, suggested, completing subdivision application, public hearing.
Chairman Costigan, commented, size is ok. Legal process.
Chairman Costigan, commented, easement drawn on survey. Complete checklist and satisfy. Have surveyor Mr. Zander walk you through the process.

7. Reports and Announcements:

Mark Byrd discussed traffic fatalities of head on collisions from Pecan Grove on Hwy 98 west turn from Hwy 49 at 55 mph with passing going up over hill. Have ALDOT extend no passing. Move 55 mph speed limit sign to eliminate problems.
Mike Costigan, Chairman, suggested, addressing with ALDOT.
Steve Mobley, commented, state road. We cannot change speed limit.

Mike Costigan, Chairman will call Alyssa Carter to gather concerns, aesthetics, signage to setup meeting time to discuss our list and setup a meeting within two (2) weeks.
Planning Commission in consensus to have meeting with the Broadway Group and ALDOT on June 16th.
Mark Byrd, suggested, more detail.
Steve Mobley, commented, bottlenecked.
Rodney Hubble, concerned with retention, water space, and leaking trucks.
Diane Burnett, commented, 2020-04-01 The Broadway Group, Dollar General, has no timeline on site plan.
Hadley Weaver concerned with turn signals/traffic signals.
Steve Mobley, suggested, three-way support by County, State and Local.
Hadley Weaver, suggested, four way, include Dollar General. Hadley Weaver noted new traffic light at Hwy 98 and Hwy 181. Chairman Costigan will submit concerns to Alyssa Carter, The Broadway Group. Kim Koniar, Vice-Chairman, thanked, Mark Byrd for visiting Dollar General stores.

Diane Burnett, commented, 2020-05-01 Christopher Bella, no complete application. Site plan does not fall in subdivision. Diane suggested withdrawing application if he cannot submit at next meeting/Public Hearing. Mike Costigan, Chairman, suggested, discuss with Brad Hicks, Town Attorney. Diane Burnett, suggested, list as discussion purposes only on agenda.

Mike Costigan, Chairman, asked, Planning Commission if we had to meet on second Thursday of the month at 4:00 p.m. Planning Commission was in consensus to move Planning Commission Meeting to the 1st Tuesday of the month at 4:00 p.m.

Mike Costigan, Chairman to review the GMC 2020 Rate Schedule submitted by Doug Bailey.

Diane Burnett will submit Draft 3 Subdivision Regulations to the Planning Commission for review prior to next Planning Commission Meeting.

8. Adjourn:

Mike Costigan, Chairman, asked, for motion to adjourn meeting. Motion by, Steve Mobley to adjourn meeting, 2nd by Rodney Hubble. All in favor. Motion carried. Meeting ended at 5:25 p.m.

Approved this 7th day of July 2020

Chairman, Mike Costigan

ATTEST:

Jenny Opal White, Administrative Official