July 7, 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 Staff
- Mark Byrd
- Steve Mobley
- Lauren Mote
- Hadley Weaver

**Absent:** Rodney Hubble and Lewis Wood

**Also, Present:**
- Diane Burnett, SARPC
- Connie Whitaker, Weeks Bay Foundation
- Christopher Bella

3. **Invocation and Pledge:**

Mike Costigan, Chairman, asked, Lauren Mote to give invocation and lead pledge.

4. **Approval of Minutes:**

Mike Costigan, Chairman asked for review of the Planning Commission Meeting Minutes of May 28, 2020. Mark Byrd commented Diane Burnett name was listed as Diane Byrd within minutes and asked for correction. Motion by, Steve Mobley to approve the May 28, 2020 minutes with correction. Second by, Mark Byrd. All in favor. Motion carried.

Mike Costigan commented the June 19, 2020 minutes are forthcoming.

5. **Weeks Bay Foundation - Holmes Parcel (Riverwood Springs, LLC) Exempt Subdivision:**

Mike Costigan, Chairman, welcomed Connie Whitaker, Executive Director of Weeks Bay Foundation.
Connie presented final completed survey on Holmes Parcel (Riverwood Springs, LLC) for exempt subdivision. Mike Costigan noted change from Weeks Creek moved to east adjoining property line. Connie commented they are preserving 91 acres that will not be developed. Motion by, Mark Byrd to approve exempt subdivision. Second by, Steve Mobley. All in favor. Motion carried.
6. **Planned Development Site Applications:**

**Christopher Bella (2020-05-01) 05-55-08-38-0-000-001.000 – 15837 US Hwy 98**

Mike Costigan, Chairman asked Christopher Bella to step forward for discussion on application. Christopher Bella made an apology to the Planning Commission. Christopher Bella commented he forwarded documentation to the Town Clerk on his application for review by the Planning Commission. Christopher Bella asked for further support on application. He provided two (2) deeds. Awaiting final plat. Requested a resolution. Kim Koniar, Chairman noted Christopher Bella has two (2) parcels. Steve Mobley asked if he wanted a one-time split. Christopher Bella responded he wanted to keep property as is with the terrain, aesthetics, and deed restrictions. Kim Koniar, Vice Chairman, asked if he was wanting to sell. Christopher Bella responded sell house, keep RV area, possible single-family dwelling. Mark Byrd commented property is larger than an acre. Mike Costigan, Chairman commented on last survey there were two options with easement of driveway, 240 ft./140 ft, utilizing 140 ft. Hadley Weaver commented this is a subdivision. We need a plat with the right information and a completed checklist for subdivision. Christopher Bella asked what do you want in the checklist? Diane Burnett, SARPC, referenced page 15 of the Subdivision Regulations on preliminary plat requirements. Hadley Weaver requested a letter from utility. Diane Burnett, SARPC commented on both parcels with easement, access to RV spots, vicinity map on survey, and certificate of plat. Kim Koniar, Vice Chairman, discussed RVs on property with tenants/eviction. Mike Costigan, Chairman, asked Kim Koniar, Vice Chairman to discuss/review with Town Attorney, Brad Hicks. Diane Burnett, SARPC gave her card to Christopher Bella to help with subdivision. Mike Costigan, Chairman commented the Planning Commission will act with RVs on site. Mark Byrd commented illegal subdivision. Mike Costigan, Chairman suggested to gather the required information. Diane Burnett, SARPC offered to support Christopher Bella on his subdivision application. Christopher Bella will get back with his tenants. Christopher Bella thanked the Planning Commission and Diane Burnett, SARPC.

**The Broadway Group (2020-04-01) Dollar General, 05-55-08-28-0-000-006.011 – 14709 US Hwy 98**

Mike Costigan, Chairman, reported The Broadway Group has not submitted any further information on Planned Development Site Application (2020-04-01) Dollar General, 05-55-08-28-0-000-006.011 at 14709 US Hwy 98. Mark Byrd concerned with safety, recommends traffic light, awaiting review of ALDOT figures on traffic count. Lauren Mote commented we can decline plan if it does not permit to similar store. Kim Koniar, Vice Chairman, mentioned the right turn only. Diane Burnett, SAPRC, noted, subject till light gets there, change entrance. Mark Byrd commented this would box us in with a traffic issue. Diane Burnett, SARPC, commented require more space at right of way. Hadley Weaver commented on design and driveway. Diane Burnett, SARPC commented to implement the Comprehensive Plan. Mark Byrd suggested Planning Commission manage subdivisions, commercial and limit Dollar Stores. Kim Koniar, Vice Chairman, mentioned application is outstanding. Mike Costigan, Chairman, discussed the Overlay District Aesthetics. Diane Burnett, SAPRC, suggested further discussion with Town Attorney, Brad Hicks on application. Mike Costigan, Chairman, commented await process. Kim Koniar, Vice Chairman mentioned right turn only signal would not permit. Hadley Weaver commented we cannot permit with traffic light. Kim Koniar, Vice Chairman, discussed public safety. Lauren Mote asked for recommendation. Diane Burnett, SARPC commented Planning Commission/Town Council approve site plan. Kim Koniar, Vice Chairman asked if you could appeal?
Steve Mobley commented application will be final if denied by Planning Commission. Hadley Weaver commented plan on a traffic light. Diane Burnett, SARPC, commented Dollar General will create a safety hazard. Kim Koniar, Vice Chairman, noted the Family Dollar did not meet setback requirements and former mayor approved. Mike Costigan, Chairman, suggested further discussion with Town Attorney, Brad Hicks. Diane Burnett, SARPC, suggested discussing thoroughly with verbiage. Hadley Weaver commented current design will not meet requirements.

7. Draft 3 Subdivision Regulations:

Diane Burnett, SARPC, recommended to schedule a Public Hearing for Subdivision Regulations Draft 3 at next meeting on August 4, 2020. Post public notice at four (4) locations. Make available on website and have hard copy available to the public at Town Hall. Approve as written with changes. Mike Costigan, Chairman, discussed building requirements. Kim Koniar, Vice Chairman referenced 8,000 sq. ft. for single use. Mike Costigan, Chairman recommends amendment to Zoning/Town Council. Steve Mobley inquired if you could change after the fact. Diane Burnett, SARPC, commented no, traffic yes. Diane Burnett recommended adopting Subdivision Regulations, exploring sq. ft. requirements and work on verbiage. Mark Byrd, thanked, Diane Burnett, SARPC for her work on the subdivision regulations.

8. Public Comment:

No public comment.

9. Reports and Announcements:

Mike Costigan, Chairman reported Planning Commission Meeting/Public Hearing on Tuesday, August 4, 2020 at 4:00 p.m.

Mike Costigan reported Lewis Wood resigned from the Planning Commission as of July 7, 2020. Planning Commission Member position will be posted.

Steve Mobley inquired on status of Shindler property. Jenny Opal White, reported, Shindlers’ have not responded back from prior meeting.

Mark Byrd asked Planning Commission to explore sq. ft. requirements.

Diane Burnett, SARPC suggested revisit Comprehensive Plan. Hadley Weaver asked when Comprehensive Plan was adopted. Diane Burnett, SARPC commented 2009. Kim Koniar, Vice Chairman, reported an Advisory Committee worked on plan. Diane Burnett, SARPC, noted the code states the Planning Commission shall create Comprehensive Plan. Planning Commission can form an Advisory Committee. Mark Byrd suggested we have broader support. Hadley Weaver suggested a Town Engineer review. Emphasized cost of a proposed boulevard. Diane Burnett, SARPC, noted a Public Hearing is required to approve the Comprehensive Plan.
Kim Kioniar, Vice Chairman, discussed Z-20020 Cahoon Property at 10900-A Collins Lane & 13155-C Co. Rd. 26 in Planning District 20. Applicant is requesting to rezone 4.5 acres from RSF-1 to RMH to allow expansion of an existing Manufactured Housing Park that is scheduled for Zoning Commission Meeting on July 9, 2020 at 5:00 p.m. at the Baldwin County Central Annex, 22251 Palmer St. in Robertsdale, Alabama. This would create twenty-six (26) mobile homes. Steve Mobley noted a subdivision application would be required. Hadley Weaver, commented, 15,000 sq. ft. lots minimum. Diane Burnett, SARPC, suggested contacting Commissioner Skip Gruber. Mike Costigan, Chairman, referenced Article 5 Subdivision Regulations. Kim Kioniar, Vice Chairman, referenced Attorney General opinion a manufactured housing park is a subdivision. Kim Kioniar, Vice Chairman noted Michael Hill has filed a lawsuit.

10. Adjourn:

Mike Costigan, Chairman, asked, for motion to adjourn meeting. Motion by, Mark Byrd to adjourn meeting, 2nd by Kim Kioniar, Vice Chairman. All in favor. Motion carried. Meeting ended at 5:35 p.m.

Approved this 4th day of August 2020

Chairman, Mike Costigan

ATTEST:

Jenny Opal White, Administrative Official