

**October 3, 2023**  
**Planning Commission Meeting Minutes**  
**12191 Magnolia Springs Hwy.**  
**Magnolia Springs, Alabama**  
**4:00 P.M.**

**1. Call to Order:**

Chairman Mark Mattox called the meeting to order at 4:00 p.m.

**2. Roll Call:**

Chairman Mark Mattox asked Secretary Hannah Driskell for roll call.

**Members Present:**

Mark Mattox, Chairman  
Hannah Driskell, Secretary/Administrative Official  
Nick Klarman (present at 4:11 p.m.)  
Mike Boan  
Grant Weeks  
Steve Mobley  
Ross Houser (present at 4:02 p.m.)

**Absent:**

Joe Babington, Vice-Chairman  
Rodney Hubble  
Nick Klarman

**3. Invocation and Pledge:**

Chairman Mark Mattox led the invocation and pledge.

**4. Approval of Minutes:**

Chairman Mark Mattox asked for approval of minutes of the September 5, 2023, Planning Commission Meeting. Member Mike Boan made motion to approve the September 5, 2023, Planning Commission Meeting minutes with the change that Member Steve Mobley was not in attendance. Second by Steve Mobley. All in favor. Motion carried.

**5. Public Comment:**

Mayor Kim Koniar discussed a meeting with a developer interested in building a subdivision on the property across Magnolia Springs Highway from Village Green. Mayor Koniar noted that the developer may be interested in annexing into the Town. Mayor Koniar reiterated that the developer would need to come to the Planning Commission to discuss further.  
Mayor Kim Koniar discussed concerns regarding the accessory structure portion of the Zoning Ordinance. Mayor Koniar asked the Planning Commission to review the regulations for accessory structures and consider stricter and clearer regulations.

**6. Michael Parsons, Planned Development Site Plan Application:**

Michael Parsons, owner/developer of a potential subdivision on Norris Lane discussed his Planned Development Site Plan application. Mr. Parsons noted that he wants to build single story, cottage style duplexes that are 1,250 square feet per unit. He plans to have fourteen (14) acres of duplexes, streets, and parking with six (6) acres of green space and recreational areas. Mr. Parsons noted that he removed the storage buildings. Mr. Parsons proposes that the roads will be county maintained and Baldwin County will pave Norris Lane where the entrance to his duplexes will be located. Mr. Parsons discussed applying for a variance on the density to allow him to put 53 units on his property instead of 28 units. Mr. Parsons noted that his project will create attainable housing in the area. Secretary Hannah Driskell noted that the changes to the plans have been submitted to the Town Engineer, Richard Peterson. Mr. Peterson is reviewing and will let the developer know something soon. Ms. Driskell noted that she will get the required hearings, signage and postings completed when Mr. Peterson completes his review and is ready for the Planning Commission to vote.

**7. Town Council Report:**

Member Steve Mobley noted that the Town Council is working on two big projects. They are working on a drainage improvement plan and sidewalk installation. The sidewalks will be installed along Gates Avenue and Old Marlow Road and School Street and Magnolia Avenue. Drainage issues will be addressed and improved where the sidewalk is to be installed. The sidewalk installation is part of the Comprehensive Plan.

**8. Comprehensive Plan Discussion:**

Chairman Mark Mattox noted that the Comprehensive Plan needs to include updates to accessory structures and density. Chairman Mattox asked for Secretary Hannah Driskell to research the Subdivision Regulations, Zoning Ordinance and Comprehensive Plan and circulate the density requirements in those documents to the Planning Commission. Secretary Hannah Driskell asked the Planning Commission to send dates to meet with SARPC to discuss the Comprehensive Plan update process.

**9. Reports and/or Announcements:**

Chairman Mark Mattox discussed concerns regarding the Town Council's decision to not renew the contract for law enforcement services and what that means for the future of the Planning Jurisdiction and the Town. Providing residents with police protection is a big incentive to get people to annex into the Town. Chairman Mattox also noted that having the contract for a deputy was helpful in getting the Planning Jurisdiction agreement with Baldwin County. The Planning Commission discussed development projects outside of the Planning Jurisdiction but close to Magnolia Springs in Baldwin County's jurisdiction. Chairman Mark Mattox urged members to attend the Certified Alabama Planning and Zoning Official training and become certified.


**10. Adjourn:**

Chairman Mark Mattox asked for motion to adjourn meeting. Mike Boan made a motion to adjourn the meeting. Second, by Nick Klarman. All in favor. Motion carried. The meeting ended at 5:03 p.m.

**Approved this 7th day of November 2023.**

  
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**Chairman, Mark Mattox**

**ATTEST:**

  
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**Hannah Driskell, Administrative Staff**

