

Town of Perdido Beach
Planning Commission Meeting Minutes
9212 County Road 97
Perdido Beach, Al. 36530

The Planning Commission of the Town of Perdido Beach held a working Meeting on Wednesday, January 27, 2010 in the Town Hall of Perdido Beach, Alabama.

The following members were present: Steve Love, Al Thompson, William Kelley, J. T. Abbott, Kathy Coate, Diana Graham, Gary Kiefer, Lynn Thompson and Doug Batson – all present. Also present were Mayor Patsy Parker, Ms. Watt – SARPC, Mr. Bill Moore and Mr. Robert Gross – assisting in drafting our Ordinance, and town citizens.

Chairman Steve Love called the meeting to order at 6:30 PM. Minutes of the preceding meetings of Jan 20, 2010 were read, changes noted & were then approved.

1. Officer Comments:

Mayor Parker was recognized, and she provided information on the Planning Commission mission statement, in response to a citizen question from the prior meeting.

2. Public Concerns and Comments:

Ms. Warner: concern that there were no notices of these public meetings, and requested the town use the portable sign in front of the town hall to announce. Mayor Parker provided the response.

Mr. Faust: concern with minimal progress thus far, and expressed desire to develop ordinances to maintain high standards and keep property values high.

Mr. Gross: offered use of the communication network for property owners to disseminate a survey the Commission might create to determine owner's desires, with responses back to Committee.

Ms. Batson: read letter to Commission from multiple property owners requesting specific waterfront zoning be established, and requested letter be entered into minutes (letter attached).

Mr. McDonald: has purchased a storage shed building, but cannot get a permit to install, and can anything be done in interim. Mayor Parker advised the moratorium is posted on the town Web site, and that she could not predict when the new town ordinances will be enacted. Mr. Thompson proposed Mr. McDonald bring this request to next Council meeting for review.

Mr. Resmondo: expressed appreciation at all the effort Commission members had committed to zoning ordinance development, and recommended the Commission take the time to research and not rush the process.

3. Current Business: the planning Commission discussed continuing business, concerning the DRAFT Land Use Ordinance, to include:

A. Mrs. Graham presented a preliminary draft of a survey that could be used to determine zoning desires of property owners in the town. Chairman Love advised we would discuss it later, after the Commission had time to review.

B. Discussed proposed modifications to Article VI, "Recreation Districts". Motion made to change "Minimum Lot Width at Street Line" for Marine Recreation District, MR, from No Minimum to 60 Feet. Votes For this change from Mr. Love, Mr. Thompson, Mr. Kelley, Mr. Abbott, Mrs. Thompson, Mrs. Graham, Mr. Kiefer, and Against from Mrs. Coate, Mr. Batson, and Motion carried. Motion

made to change “Maximum Impervious Surface Ratio” from .80 to 30% was approved by all and Motion carried. Motion made to accept for Outdoor Recreation District, OR, the same changes as discussed above for MR was accepted by all, as well as other changes to Article VI as amended was approved by all and carried.

C. Discussed proposed modifications to Article VIII, “Industrial District”, to include: change Name to “Light Industrial District”, I-1; change “Minimum Lot Width at Building Line” to 60 Ft; change “Minimum Rear Yard” to 25 FT; change “Minimum Side Yards” to 15 Ft with added comment that all buffers shall be applied IAW Article XVII, Landscaping and Buffers. Motion to accept other changes to Article VIII as amended was approved by all and carried.

D. Discussed proposed modifications to Article X, “Wetland Protection Overlay District”. Motion to accept changes as amended was approved by all and carried.

E. Discussed proposed split of Article V, “Commercial Districts” into two parts; B-1, “Professional Business District”, and B-2 “Neighborhood Business District”. Motion to accept the split was approved by all, and carried. Mr. Moore agreed to provide a Draft of these two districts for Commission review and discussion at next meeting. Motion to table review of Commercial Districts until next meeting was approved by all, and carried.

F. Discussed Mrs. Coate’s proposed R-4 Residential District, with favorable recommendations from Ms. Watt. Mr. Moore agreed to provide a revised Draft of this proposed district for Commission review and discussion at next meeting. Motion to table review of R-4 district until next meeting was approved by all, and carried.

4. Future Business: continue next meeting with proposal by Mr. Batson for a Residential Waterfront District, Mrs. Graham’s proposal for a property owner survey, and continue review of Draft Art XII - General Requirements, Art XIII – Design Standards, and Art XXII – Definitions.

5. Adjourn: the working meeting adjourned at approximately 9:00 PM.

ATTEST:

Hon. Steve Love, Commission Chairman

Doug Batson, Recording Secretary