

Town of Perdido Beach-Planning Commission Meeting
August 7, 2013 6:30 PM –Town Hall

The Planning Commission of the Town of the Perdido Beach held its regularly scheduled meeting at the Town Hall-August 7, 2013. Chairman Love called the Meeting to order at 6:30 PM.

Members present: Chairman Steve Love, Mayor Patsy Parker, Commissioners: Mr. Tom Bloxham, Mr. Bill McGrath, Mr. John Dobbs, Mrs. Priscilla Condon, Mrs. Freda Fleming, Mr. Gary Kiefer and Mrs. Lynn Thompson-Secretary.

Members Absent: None

Others Present: Members of the Town

Invocation: Mrs. Fleming **Pledge of Allegiance:** Mr. Bloxham

ITEM: Approve July 3, 2013 Minutes

Motion by Mrs. Condon seconded by Mrs. Fleming to approve the July 3, 2013 minutes.

No discussion:

Roll Call:

“YES”

“ABSTAIN”

“NO”

Mr. Bloxham

Mr. Dobbs

Mrs. Condon

Chairman Love

Mayor Parker

Mrs. Fleming

Mr. Kiefer

Mrs. Thompson

Motion carried to approve the minutes as presented.

Public Comments: None

Guest Speakers: None

Officer’s Reports:

Mayor’s Report: Report Attached

Chairman’s Report:

Hearing of Applications: None

New Business: The Planning Commission discussed creating a check off list for persons applying for a land use disturbance application, based on land disturbance conditions already in the Land Use and Zoning Ordinance.

ITEM: Next Planning Commission Meeting Dates:

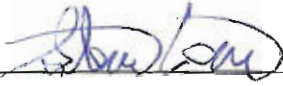
Regular Meeting September 4, 2013, 6:30 pm, Town Hall

ITEM: Motion to adjourn

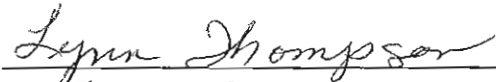
Motion by Mrs. Condon, seconded by Mr. Kiefer to adjourn.

All in favor. Meeting adjourned at 7:08 pm.

ATTEST:



Steve Love, Chairman



Lynn Thompson, Secretary

TOWN OF PERDIDO BEACH EXTRA-TERRITORIAL JURISDICTION (ETJ)

On July 26, 2013 Mayor Parker spoke with Baldwin County Planning Director, Mr. Vince Jackson, to discuss the status of the proposed ETJ related to town planning. Mr. Jackson related that he has talked with Karen Woerner, Planner for the town of Elberta and has left a message asking to speak with someone from the planning department of Orange Beach. He asked to meet with Mayor Parker and Chairman Love as soon as possible to discuss the town's request and how it might interface with the plans of Elberta and Orange Beach.

YUPON/PALMETTO STREETS PROPOSAL

Executive Summary

The Master Plan of the Town of Perdido Beach includes both a boat launch and green spaces with access to the creeks. Additionally, the Perdido Beach VFD is in need of a boat launch for the rescue boat. Funding is available through the Deepwater Horizon grants to purchase property for these purposes. Citizens have expressed concerns relating to problems that have arisen at the Josephine boat launch.

Issues such as shallow water and legalities render Yupon Street an impractical location for a boat launch. Additionally the road traverses both incorporated and unincorporated property with the road right of way belonging in part to Baldwin County and in part to the Town of Perdido Beach. Palmetto Street, the street to the south of Yupon Street, ends at the shore of Palmetto Creek and divides the property of Dr. and Mrs. Stan Faulkner.

They have proposed to donate a 120' strip of land on the southeast side of their property in return for the relocation of the rights of way of the two streets, Yupon and Palmetto. They would also donate the riparian rights to the 120' strip to the Perdido Beach VFD and install a boat launch. The VFD would own the rights to the boat launch, with the expectation that they would charge a nominal annual membership fee for the use of the boat launch to those whom they see fit.

The above is conditioned upon the Town of Perdido Beach purchasing a property owned by Dr. Faulkner at the end of Cedar Street with access to Soldier Creek. The property contains a jurisdictional wetland and fits the intention of both the Master Plan and the Deepwater Horizon grant requirements.

Prerequisites

In order to accomplish the above, the following will be required:

- The proposal must be reviewed against the Deepwater Horizon grants to make sure that the proposal conforms to the grant.
- The areas of the affected properties currently adjacent to Yupon Street and Palmetto Street must be annexed into the town. Upon doing so the rights of way (Yupon and Palmetto Streets) become the sole property of the Town of Perdido Beach.
- The 120' donated strip of property must be re-zoned appropriately for a boat launch.

Having done the above, the real estate purchase on Cedar, transfer of the 120' strip of property, right of way relocation and donation to the VFD can be done back to back.

TOWN OF PERDIDO BEACH COMMUNITY RESILIENCE TEAM

Early this year The Town of Perdido Beach was fortunate to be invited to participate in a “Gulf Coast Resilience Project” sponsored by The Institute for Sustainable Communities. A team was put together and is made up of the following members: Mayor Parker, Bob Gross (Baldwin County Environmental Advisory Board), Phillip West (Orange Beach Natural Resource Manager), Jeff DeQuattro (The Nature Conservancy), Michael Shelton (Training Coordinator – Weeks Bay Reserve), Tracy Sempier (Miss-AL Sea Grant) and Michael Crowley (Director, Institute for Sustainable Communities). When the team met in New Orleans in April our task was to develop the “bones” of a proposed resilience plan for the Town of Perdido Beach consisting of three components. Those three components are (1) Communication (2) Natural Resource Management and (3) Funding. The proposed plan, if adopted, will satisfy several components of the Town’s Comprehensive Plan and may also serve as a model for other Gulf Coast Communities.

The team has since met one time here in Perdido Beach and has begun work on the “Communication” aspect of the proposed plan. Part of that work is to involve the community in a “visioning exercise” sometime during the month of September. A prelude to the “visioning exercise” was a visit from Michael Crowley – he was in town August 1st and 2nd to meet with community leaders and stake holders. His intent was to hear and understand local needs and wants that will help the town to be resilient in the face of natural and manmade disasters and events. His purpose was to gather information about major concerns, promising practices, and general vulnerabilities in the community.