

Town of Perdido Beach-Planning Commission Meeting
June 4, 2014 6:30 PM –Town Hall

The Planning Commission of the Town of the Perdido Beach held its regularly scheduled meeting at the Town Hall-June 4, 2014. Chairman Love called the Meeting to order at 6:30 PM.

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

Members Absent: Mr. Gary Kiefer and Mr. Bill McGrath

Others Present: Mrs. Diane Burnett-SARPC and Members of the Town

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

ITEM: Approve May 7, 2014 Minutes

Motion by Mrs. Condon seconded by Mr. Dobbs to approve the May 7, 2014 minutes.

Discussion:

Roll Call:

“YES”

“ABSTAIN”

“NO”

Mr. Bloxham

Mr. Dobbs

Chairman Love

Mayor Parker

Ms. Condon

Mrs. Fleming

Mrs. Thompson

Motion carried to approve the minutes as presented

Public Comments:

Al Thompson-Town Resident commented on issues relating to “accessory dwellings” that could possibly increase density in the Town.

Guest Speakers: None

Officer’s Reports:

Mayor’s Report: Mayor Parker reported that Commissioner Fleming gave notice that she will resign from the Planning Commission to be effective when a replacement is found. (Mayor’s Written Report Attached)

Chairman’s Report: None

(SARPC) Report: None (South Alabama Regional Planning Commission Representative-(SARPC))

Hearing of Applications: None

New Business: None

Unfinished Business:

ITEM: “Amend” the Town of Perdido Beach Land Use and Zoning Ordinance definition of “Master Plan.

Motion by Mayor Parker, seconded by Mrs. Fleming to amend the definition of *Master Plan* in the Town of Perdido Beach Land Use and Zoning Ordinance definitions section, as follows.

“**Master Plan:** the master plan for the physical development of the corporate areas of the Town of Perdido Beach, including any areas of the Extra Territorial Jurisdiction of the Town of Perdido Beach, as adopted by the Perdido Beach Planning Commission pursuant to section 11.52.8 Code of Alabama 1979.”

Discussion:

Roll Call:

"YES"

"ABSTAIN"

"NO"

Mr. Bloxham
Mr. Dobbs
Chairman Love
Mayor Parker
Mrs. Condon
Mrs. Fleming

All in favor, motion carried unanimously.

ITEM: "Add" to the Town of Perdido Beach Land Use and Zoning Ordinance definition of "Comprehensive Plan".

Motion by Mr. Bloxham, seconded by Mr. Dobbs to "add" definition of Comprehensive Plan to the Town of Perdido Beach Land Use and Zoning Ordinance, based on the Alabama Supreme Court Definition. (attached)

Discussion: Proposed definition as follows:

Comprehensive Plan: The entire collection of zoning maps, zoning ordinances, and master plans or guidelines constitutes the basis for the comprehensive plan of the Town of Perdido Beach.

Discussion:

Roll Call:

"YES"

"ABSTAIN"

"NO"

Mr. Bloxham
Mr. Dobbs
Chairman Love
Mayor Parker
Mrs. Condon
Mrs. Fleming

All in favor, motion carried unanimously.

ITEM: Town of Perdido Beach Land Use and Zoning Ordinance Article XIII- Section 13.1.2
"Residential Districts"

Motion by Mrs. Thompson, seconded by Ms. Condon to "add" accessory dwelling to Section 13.1.2 Residential districts.

(Addition) 13.1.2 Residential Districts. In residential districts an accessory use, "accessory dwelling" or structure will conform to the following requirements:

Discussion:

Roll Call:

"YES"

"ABSTAIN"

"NO"

Mr. Bloxham
Mr. Dobbs
Chairman Love
Mayor Parker
Mrs. Condon
Mrs. Fleming

All in favor, motion carried unanimously.

ITEM: Town of Perdido Beach Land Use and Zoning Ordinance-Article XIII "Design Standards" Section 13.1.2

Motion by Ms. Condon, seconded by Mr. Bloxham to "add" letter (e) to Section 13.1.2 of the Town of Perdido Beach Land Use and Zoning Ordinance.

(Addition) (e) *Accessory dwellings will meet required yard setbacks.*

Discussion:

Roll Call:

"YES"

"ABSTAIN"

"NO"

Mr. Bloxham

Mr. Dobbs

Chairman Love

Mayor Parker

Mrs. Condon

Mrs. Fleming

All in favor, motion carried unanimously.

ITEM: Town of Perdido Beach Land Use and Zoning Ordinance-*Table of Permitted Uses*
(RESIDENTIAL USES)

Accessory Dwelling

(Addition) In Table of Permitted Uses Add wording (1 UNIT PER LOT) Under Accessory Dwelling

Motion by Mr. Dobbs, seconded by Mr. Bloxham to add the wording "one unit per lot" under
Accessory Dwelling in the Table of Permitted Uses

Discussion:

Roll Call:

"YES"

"ABSTAIN"

"NO"

Mr. Bloxham

Mr. Dobbs

Chairman Love

Mayor Parker

Mrs. Condon

Mrs. Fleming

All in favor, motion carried unanimously.

ITEM: Change name of "Comprehensive Plan 2030"

Motion by Mrs. Fleming, seconded by Mr. Bloxham to change the name of the Comprehensive Plan
from *Comprehensive Plan* to *Master Plan* and change all internal references to the *Comprehensive Plan* to read
Master Plan.

Discussion:

Roll Call:

"YES"

"ABSTAIN"

"NO"

Mr. Bloxham

Mr. Dobbs

Chairman Love

Mayor Parker

Mrs. Condon

Mrs. Fleming

All in favor, motion carried unanimously.

ITEM: Town of Perdido Beach Land Use and Zoning Ordinance-Article XVI Section 16.10, Sign Illumination

Motion by Mrs. Fleming, seconded by Mr. Dobbs to change the word "comprehensive Plan" to "master plan" in Section 16.10

No Discussion:

Section 16.10 Sign Illumination

Illumination should be external and mounted on the ground. However, the Planning Commission upon finding that sign illumination is in keeping with the character of the community and in conformance with the overall goals and objectives of the "~~Comprehensive Plan~~" Master Plan may approve alternative illumination methods upon an application.

"YES"

"ABSTAIN"

"NO"

Mr. Bloxham

Mr. Dobbs

Chairman Love

Mayor Parker

Mrs. Condon

Mrs. Fleming

All in favor, motion carried unanimously.

Next Planning Commission Meeting Dates:

Regular Meeting July 2, 2014, 6:30 pm, Town Hall

A PUBLIC HEARING will be held before the regular meeting to give interested persons the opportunity to make comments in favor of or against the proposed name change of the Comprehensive Plan 2030.

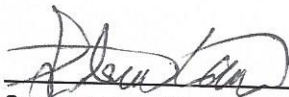
Also a separate PUBLIC HEARING will be held to give interested persons the opportunity to make comments in favor of or against the proposed text amendments to the Town of Perdido Beach Land Use and Zoning Ordinance.

Motion to adjourn:

Motion by Mrs. Condon, seconded by Chairman Love to adjourn.

All in favor. Meeting adjourned at 7:50 pm.

ATTEST:



Steve Love, Chairman



Lynn Thompson, Secretary