

Town of Perdido Beach- Planning Commission  
March 4, 2015-6:30 pm-Town Hall

The Planning Commission of the Town of the Perdido Beach its regular meeting at the Town Hall on March 4, 2015. Mr. Jim Brewer, Chairman called the Meeting to order at 6:30 pm.

**Members Present:** Commissioners: Mr. Tom Bloxham, Ms. Priscilla Condon, Chairman Jim Brewer, Mr. Steve Love, Mr. Gary Kiefer, Mr. John Dobbs, Mayor Patsy Parker and Mrs. Lynn Thompson-Secretary.

**Members Absent:** Mr. Bill McGrath

**Others Present:** Mrs. Linda Lee-Baldwin County Planner, Mrs. Diane Burnett-SARPC and Members of the Town.

**Invocation:** Mr. John Dobbs

**Public Comments:** Mr. Tom Cunningham-Town Resident

Mr. Cunningham commented on shoreline properties and made recommendations to the Town

**ITEM:** Approve the February 4, 2015 Regular Meeting Minutes

Motion by Ms .Condon, seconded by Mr. Love to approve the February 4, 2015 minutes.

**No Discussion:**

All in favor, the minutes were approved as presented.

**ITEM:** Approve the February 23, 2015 "Special" Workshop Minutes.

Motion by Mayor Parker, seconded by Mr. Love to approve the February 23, 2015 "Special" Workshop Minutes.

**Discussion:**

Mr. Steve Love-Acting Chair at the February 23, 2015 "Special" Workshop Meeting requested the following wording be added as a correction to the minutes:

***The Planning Commission agreed to have a town hall meeting to let ADEM, the Army Corp of Engineers and Michael Shelton- Weeks Bay National Estuarine Research Reserve to help educate the citizens of the town as to why they encourage alternatives other than vertical seawalls and bulkheads for shoreline stabilization. We suggest that the meeting be recorded and placed on town website for those who cannot attend.***

The Commission voted all in favor to approve the minutes as corrected, with one Member abstaining.

**Officer's Reports:**

**Mayor's Report:** (Written Report Attached)

**Chairman's Report:** No Report

**(SARPC) Representative Report:** No Report

**ITEM:** Proposed Amendments to the *Town of Perdido Beach Land Use and Zoning Ordinance* Pertaining to Article XIII Design Standards – Waterfront Buffer Zone and Regulation of Construction of Bulkheads.

Motion by Ms. Condon, seconded by Chairman Brewer to recommend no changes to the Town of Perdido Beach Land Use and Zoning Ordinance to Article XIII Design Standards-Section 13.3 "Residential Docks, Piers and Related Structures" , Section 13.3.1 *General Requirements* as it relates to "Regulation of Construction of Bulkheads".

**Discussion:**

**"YES"**

Ms. Condon  
Chairman Brewer

**Roll Call:**

**"ABSTAIN"**

Mr. Bloxham

Mayor Parker  
Mr. Love

Mr. Kiefer  
Mrs. Thompson

**"NO"**

Mr. Dobbs

Motion failed for lack of a majority vote.

**New Business:**

**ITEM:** Discussion on amending the Land Use and Zoning Ordinance to allow for self-propelled land vehicle or similar transient vehicle capable of being towed by a passenger vehicle to be used as living quarters on a temporary basis during new construction of a primary residence.

Motion by Ms. Condon, seconded by Chairman Brewer not to discuss the Land Use and Zoning Ordinance to allow for self-propelled land vehicle or similar transient vehicle capable of being towed by a passenger vehicle to be used as living quarters on a temporary basis during new construction of a primary residence.

**Discussion:**

**"YES"**

**Roll Call:**

**"ABSTAIN"**

**"NO"**

Mr. Bloxham  
Ms. Condon  
Chairman Brewer  
Mayor Parker  
Mr. Love  
Mr. Dobbs  
Mr. Kiefer  
Mrs. Thompson

Motion failed for lack of a majority vote.

**ITEM:** Discuss definition of **Land Disturbance**-Town of Perdido Beach Land Use and Zoning Ordinance  
Members of the Planning Commission discussed the definition of *Land Disturbance* as defined in the Town of Perdido Beach Land Use and Zoning Ordinance and clarification as to when a "*Land Disturbance*" application is required.

Mrs. Linda Lee-Baldwin County Planner representing Baldwin County as the Town of Perdido Beach's Land Use and Zoning Ordinance Administrator was also a part of the discussion. She stated that *Land Disturbance* is defined as one of three activities that include-grading, filling and excavating.

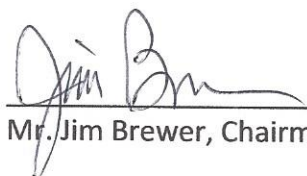
*Land Disturbance-Any Activity that changes the physical conditions of land for, vegetation and hydrology, creates bare soil, or otherwise may cause erosion or sedimentation. Such activities include, but are not limited to clearing, removal of vegetation, stripping, grading, grubbing, excavating, filling, logging and storing of materials.*

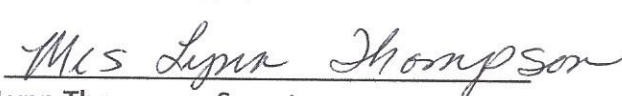
**Announcements:**

- Special Workshop Meeting March 16, 2015-6:30 pm-Town Hall  
Purpose to review Planning Commission recommendations from the Master Plan
- Next Regular Planning Commission Meeting: April 1, 2015-6:30 pm.

**Adjournment:**

Being no further business there was a motion by Ms. Condon, seconded by Mr. Dobbs to adjourn.  
The meeting ended at 7:57 pm

  
Mr. Jim Brewer, Chairman

**ATTEST:**  
  
Mrs. Lynn Thompson, Secretary

## Mayor's Report to the Planning Commission

3-4-15

### Council Meeting: February 10, 2015

- Approval of Lease Agreement between the Volunteer Fire Department and the Town of Perdido Beach – Lease has been signed by Mayor Parker and VFD Chief Wright.

### Special Council Meeting: March 2, 2015

- Submission of Grant application to Alabama Coastal Area Management Program (ALCAMP) was approved.
- Grant has been submitted.

March 4, 2015

## MASTER PLAN RECOMMENDATIONS: COUNCIL REPORT TO THE PLANNING COMMISSION – MARCH, 2015

**This report is submitted by Mayor Patsy Parker on behalf of the Town Council based on council review of recommendations given to the Town Council in a letter dated August 8, 2014, signed by Commission Chairman Steve Love**

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#1 Obtain Alabama Outstanding Water designation for all appropriate waterways.

- Request available water quality data from federal and state agencies including any trend station data obtained by the Alabama Department of Environmental Management (ADEM)

*Research is ongoing by Councilwoman Priscilla Condon concerning Alabama Outstanding Water designation. \*The ADEM Station data for the monitoring station at Escambia Ave/Perdido Bay is available online. Data history shows a remarkable correlation between higher than usual rain fall and higher than usual fecal count at the Escambia Ave/Perdido Bay location. Example: A few days after the April, 2014 flood the fecal count was 700 fc per 100 ml compared to the usual single or double digit count.\**

#8 Conduct watershed studies where appropriate to determine the need for additional regulations or ordinances to protect water quality.

*At least three members of the Council, (Councilmembers Condon and Hickey and Mayor Parker) have attended meetings in which studies of the Perdido Bay Watershed have been discussed. Baldwin County has no immediate plans to conduct such a study. However, Escambia County, Florida is actively pursuing watershed studies and other watershed related solutions in Northwest Florida. Because Perdido Bay shares a shoreline with Alabama and Florida, Florida has included the entire Perdido Bay Watershed in its plans. \*Town of Perdido Beach Mayor Parker, Orange Beach Natural Resource Management Personnel and Baldwin County Staff have taken part in planning meetings held in Pensacola, Florida.\**

Watershed Related Actions:

*\*On January 27, 2014 the Town of Perdido Beach Town Council approved and adopted Ordinance 2014-01 Regulating Staining Materials Including Red Soil, Clays, and Sand Clay Mixtures Within The Town of Perdido Beach, upon recommendation from the Planning Commission.\**

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#2 Coordinate with Baldwin County and State of Alabama to provide a west bound turn lane on CR 97 at the intersection of CR 97 and US Highway 98.

#3 Coordinate with Baldwin County and State of Alabama to construct a turning lane on US Highway 98 at the CR 97 intersection to avoid traffic congestion during peak time.

#4 Coordinate with Baldwin County and State of Alabama to construct an acceleration lane on the south side of US 98, east of CR 97 to aid drivers merging on to US 98.

*\*On September 4, 2014 Mayor Parker attended a meeting of the South Alabama Regional Planning Commission Rural Planning Organization (RPO). The Town of Perdido Beach is a committee member of the RPO and Mayor Parker serves as Vice-Chairman of the RPO. At the September 4<sup>th</sup> meeting the "RPO Transportation Plan and Safety Needs List of Projects" was updated. The Town of Perdido Beach Master Plan Recommendations 2, 3 and 4, Page 44 are included on the list of projects for Baldwin County.\**

*On February 24, 2015, at the invitation of Baldwin County and the Alabama Department of Transportation, Councilman Sean Hickey (Public Works Committee Chairman) and Mayor Parker met with representatives from Baldwin County Transportation and the Alabama Department of Transportation to discuss Town needs and/or requests within the County/State Jurisdiction. Presented to the Baldwin County and State Transportation Representatives were the above recommendations, which were added to the County/State plans to be implemented as funds become available.*

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#4 Provide office space to the Baldwin County Sheriff's Office and display the official seal to create a visual presence of adequate police protection.

*Councilwoman Leslie (Safety Committee Chair) has talked with Sheriff Mack and was told that no official seal exists. In addition, policy is for officers to remain in their vehicles during on-duty hours – office space at Town Hall is not an option.*

#6 Create a franchise fee agreement for sewer services to protect the citizens of the Town from unregulated utility charges, including rate ceiling.

*No progress has been made on this recommendation.*

#8 Work with engineers to identify future needs for drainage and create a long-range master drainage plan.

*On March 2, 2015 the Town Council voted unanimously to submit a grant application to the Alabama Coastal Area Management Program for a comprehensive engineered storm water management plan. Application has been sent and receipt confirmed. The Town will be notified in April, 2015 as to award status.*