

Town of Perdido Beach- Planning Commission  
April 1, 2015-6:30 pm-Town Hall

The Planning Commission of the Town of the Perdido Beach its regular meeting at the Town Hall on April 1, 2015. Mr. Jim Brewer, Chairman called the Meeting to order at 6:35 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. Diane Burnett-SARPC and Members of the Town.

**Invocation:** Mayor Parker **Pledge of Allegiance:** Tom Bloxham

**Public Comments:** Mr. Gary Kiefer signed up to speak as a member of the Town, he addressed his concerns regarding approval and follow up of a land use certificate issued on a waterfront property in the Town.

Mayor Parker will follow up with the Town's Zoning Administrator regarding any violation.

**ITEM:** Approve the March 4, 2015 Regular Meeting Minutes and March 16, 2015 Special Workshop Minutes Motion by Mr. Love, seconded by Mr. Dobbs to approve the March 4, 2015 as corrected.

**Discussion:**

**"YES"**

**Roll Call:**  
**"ABSTAIN"**

**"NO"**

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

All in favor-motion carries unanimously.

**ITEM:** Approve the March 16, 2015 Special Workshop Minutes Motion by Mr. Love, seconded by Mr. Bloxham to approve the March 16, 2015 Special Workshop Minutes.

**Discussion:**

**"YES"**

**Roll Call:**  
**"ABSTAIN"**

**"NO"**

Mr. Bloxham  
Chairman Brewer  
Mr. Love  
Mr. Kiefer  
Mrs. Thompson

Ms. Condon  
Mayor Parker  
Mr. Dobbs

Majority of those present voted to approve the March 16, 2015 Workshop minutes.

**ITEM: Report on Special Workshop February 23, 2015**

Mr. Love presented a report of findings from the Special Workshop with staff from Alabama Department of Environmental Management- (ADEM), Alabama Department of Conservation and Natural Resources-State Lands Division-(ADCNR), United States Army Corp of Engineers-(USACE) and the Baldwin County Planning and Zoning Department.

All three regulatory agencies-ADEM, ADCNR and the USACE all promote the use of natural alternative shoreline protection where feasible. (Report of Findings Attached)

**Officer's Reports:**

**Mayor's Report:**

Mayor Parker announced the Town Hall Meeting set for April 18, 2015-4:00 pm at the Perdido Beach Volunteer Fire Department to hear a presentation on the Ad hoc Committee's recommendation to hear a presentation regarding proposed Community Waterfront Park and Volunteer Fire Department Water Emergency Response Facility.

**Chairman's Report:** No Report

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

**Unfinished Business:**

**Article XIII-Section 13.3.2 Residential Dwellings**

13.3.2 *Residential dwellings.* Boat docking facilities including docks, piers, boat slips, decks, boathouses and *related structures* shall be permitted as an accessory use to a residential dwelling provided no boat repair or services for compensation are rendered there from.

**Discussion:**

Itemize Article XIII-Section 13.3. and continue discussion on waterfront buffer zones and regulation of construction of bulkheads. **No Action Taken**

**Other Unfinished Business:**

**ITEM:** Recommendation from the Planning Commission to the Town Council to amend 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 to make a recommendation to the Town Council 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:**

**Roll Call:**

<u>"YES"</u>	<u>"ABSTAIN"</u>	<u>"NO"</u>
Mayor Parker		Mr. Bloxham Ms. Condon Chairman Brewer
Mrs. Thompson		Mr. Love Mr. Dobbs Mr. Kiefer

**Motion failed for lack of a majority vote.**

**ITEM: Comment by Mrs. Diane Burnett-SARPC**

For informational purposes, after the vote Mrs. Burnett stated that individuals wanting to use "motor homes and recreational vehicles as temporary living quarters, while building their permanent residence can appeal to the Zoning Board of Adjustment

**Other Unfinished Business Continued:**

- Chairman Brewer will present the Planning Commission recommendations from the Master Plan to the Town Council at its' next regular scheduled meeting on April 14, 2015.
- Planning Commission plans to have any recommended changes to the Master Plan in place by October 1, 2015.

**New Business:**

**Announcements:**

- Next Regular Planning Commission Meeting: May 6, 2015-6:30 pm.

**Adjournment:**

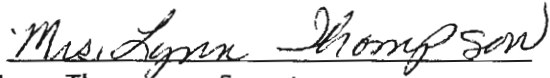
Being no further business there was a motion by Chairman Brewer, seconded by Mr. Bloxham to adjourn.

The meeting ended at 7:35 pm



Mr. Jim Brewer, Chairman

**ATTEST:**



Mrs. Lynn Thompson, Secretary

## Findings from Workshop 2/23/2015

Theoretically The Corp, ADEM, and state lands have an adequate procedure for insuring that our shorelines continue to be as natural as possible. This procedure is not perfect and bulkheads continue to be permitted in lieu of more natural alternatives. The town can pass regulations that are more stringent if it chooses to or simply add regulation of construction of bulkheads to the Town's Land Disturbance Permit. ADEM provided us with a power point presentation of the current procedure. Phillip at Alabama Dept of Conservation and Natural Resources-State Lands Division may be a source for developing a pamphlet on benefits using shoreline armoring alternatives versus vertical bulkheads.

Below are agencies involved and enabling legislation.

The coastal regulatory agencies for Alabama that administer shoreline protection permits include the Alabama Department of Conservation and Natural Resources, State Lands Division (ADCNR-SLD), the Alabama Department of Environmental Management (ADEM), and the U. S. Army Corps of Engineers, Mobile District (USACE Mobile District). While regulations governing the construction of shoreline erosion control structures in Alabama encourage more natural alternatives to control erosion, it is often easier or timelier to obtain a permit for a bulkhead.

In order to obtain an approved permit in coastal Alabama for a shoreline stabilization project, the property owner must submit an application to the ADCNR-SLD, ADEM, and the USACE Mobile District. All three agencies promote the use of natural alternatives where feasible and tend to favor the use of living shorelines. Although the agencies are in favor of natural alternatives, hard armoring remains the predominant form of erosion control permitted.

Rule 220-4-.09 6. To the maximum extent possible, shoreline stabilization should be accomplished by the establishment of appropriate native wetland vegetation. Rip-rap materials, pervious interlocking brick systems, filter mats, wave attenuation units and other similar stabilization methods should be utilized..

335-8-2-.06 Shoreline Stabilization And Erosion Mitigation. (1) Bulkheads, the placement of rip-rap, and other structural shoreline armament shall not be permitted or certified to be in compliance with the ACAMP unless it is demonstrated to the satisfaction of the Department that: (a) no fill material will be placed in wetlands or submersed grass beds unless specifically authorized pursuant to 335-8-2-.02; (b) the structure will be placed at or above mean high tide and landward of any wetlands; (c) the structure will be designed so as to allow the normal hydrologic regime to be maintained in wetland areas; and (d) there are no feasible non-structural alternatives available including, but not limited to, preservation and environmental Management Chapter 335-8-2 Supp. 6/30/95 8-2-7 restoration of dunes, beaches, wetlands, submersed grass beds, and shoreline restoration and nourishment and retreat or abandonment in lieu of vertical seawalls wherever feasible.

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