

Town of Perdido Beach- Planning Commission  
October 7, 2015-6:30 pm-Town Hall

The Planning Commission of the Town of the Perdido Beach held its regular meeting at the Town Hall on October 7, 2015. Mr. Jim Brewer, Chairman called the Meeting to order at 6:30 pm.

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

**Members Absent:** Council Member Priscilla Condon

**Others Present:** Members of the Town.

**Invocation:** Mr. John Dobbs

**Pledge of Allegiance:** Tom Bloxham

**Hearing of Applications:** None

**ITEM:** Reading and approve the September 2, 2015 Regular Meeting Minutes.

Motion by Mr. Love, seconded by Mr. Dobbs to approve the September 2, 2015 Minutes.

**No Discussion:**

**Roll Call:**

**"ABSTAIN"**

**"NO"**

**"YES"**

Mr. Bloxham  
Chairman Brewer  
Mayor Parker  
Mr. Reagan  
Mr. Dobbs  
Mr. Love

Mr. Kiefer

Mrs. Thompson

All in favor-motion carried to approve the minutes as presented.

**Public Comments:** Mayor Patsy Parker read aloud, "Mayor's Report to the Citizens-October 6, 2015."

**Guest Speakers:** None

**Officer's Reports:**

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

(Hand Out Attached) Definitions: Resident, Citizen, Stakeholder

**Chairman's Comments:** *Chairman Brewer asked that his comments be entered into the minutes:*

The chairman's take away from the resident discussion is that the town has multiple "stake holders". The primary stake holders are the residents (those who reside in the community and are eligible to vote for town public office holders). Other stake holders (non-resident property owners, snow birds, and others) should be considered and included in the policy making processes of the town.

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

**Unfinished Business:**

**ITEM: 2015- RESOLUTION 2015-01 COMMENDING THE TOWN COUNCIL FOR SUBMISSION OF APPLICATION FOR A STORMWATER MANAGEMENT PLAN AND OFFERING CONGRATULATIONS ON ITS APPROVAL.**

Motion by Mayor Parker, seconded by Mr. Kiefer to approve and adopt Planning Commission Resolution 2015-01 **COMMENDING THE TOWN COUNCIL FOR SUBMISSION OF APPLICATION FOR A STORMWATER MANAGEMENT PLAN AND OFFERING CONGRATULATIONS ON ITS APPROVAL.**

**Discussion:**

**"YES"**

**Roll Call:**

**"ABSTAIN"**

**"NO"**

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

All in favor-motion carried.

**Other Unfinished Business:**

**CONTINUED DISCUSSION REGARDING SHORT TERM USE OF RECREATIONAL VEHICLES (RV'S) IN THE TOWN**

The purpose of the Planning Commission, found on page 12, section 1.2 of the Land Use and Zoning Ordinance is:

Pursuant to Section 11-52-72 Code of Alabama, 1975 amended, the purposes of the regulations contained within this ordinance are to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of populations; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. Such regulations are made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality.

**WHY DID THE TOWN PROHIBIT THE USE OF RECREATIONAL VEHICLES IN THE FIRST PLACE?**

**SECTION 12.2 TEMPORARY STRUCTURES (pg. 30 and 31 of the Land Use & Zoning Ordinance)**

**12.2.1** Temporary structures for use incidental to construction work shall be permitted in any zoning district during the period that construction work is in progress provided construction is ongoing and proceeding at a pace reasonably calculated to complete the permitted construction. Such structures must be removed within sixty (60) days from completion of the permitted construction or after construction is ceased.

**12.2.2** A recreational vehicle may be occupied as living quarters on a temporary basis for up to eighteen (18) months pending the repair or rebuilding of a primary dwelling following any disaster which may render the primary dwelling uninhabitable. Extensions in excess of this period may be given upon demonstration of a need to continue temporary use. A recreational vehicle, when used as a temporary living quarters, may only be occupied by the owner/occupant of the primary dwelling being repaired or rebuilt and must be located on the same parcel as the subject primary dwelling. In addition, the recreational vehicle must meet the location and setback requirements specified for accessory structures in residential districts (See Section 13.1.2(a) pg. 36). An approved Land User Certificate (See Section 18.2 pg 60) shall be obtained from the Zoning Administrator

prior to the use of a recreational vehicle as temporary living quarters in order to ensure compliance with this ordinance. Occupancy (18 months) time-line shall start from the issuance of the Land Use Certificate.

**Recreational Vehicle:** (page 97 of the Land Use and Zoning Ordinance)

A self-propelled land vehicle used for temporary housing of individuals and families during travel. This category also includes travel trailers, campers, camping trailers, motor homes, small mobile homes used for vacation purposes and similar transient residential vehicles capable of being towed by a passenger motor vehicle.

**Manufactured Home:** (page 93 of the Land Use and Zoning Ordinance)

A manufactured home is a structure that is transportable in one or more sections. In traveling mode, the home is eight feet or more in width and forty feet or more in length. A manufactured home is designed and constructed to the Federal Manufactured Construction and Safety Standards and is so labeled. When erected on site, the home is:

- At least 400 square feet
- Built and remains on a permanent chassis
- Designed to be used as a dwelling with a permanent foundation built to FHA criteria

The structure must be designed for occupancy as a principal residence by a single family.

**Mobile Home:** (page 94 of the Land Use and Zoning Ordinance)

A transportable, factory built home, designed to be used as a year round residential dwelling and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976.

**Modular Home:** (page 94 of the Land Use and Zoning Ordinance)

A manufactured dwelling built and inspected in accordance with a national building codes and in compliance with the provisions of Section 24 Housing, Code of Alabama, 1975.

**Short Term Use of RVs:** (Planning Commission meeting July 1, 2015)

**Pros:**

- Allow friends and relatives to visit
- Convenience

**Cons:**

- Bad if no ordinance/regulation
- Generator noise
- No sewer and water hookups
- # of units allowed on property
- Stay too long
- Big RVs on town roads
- Parking must follow setback rules

**Other:**

- Enforcement of ordinance/regulation
- Use available power – not generator
- How to permit
- RV parks are available outside of the town
- Small manufactured homes (out buildings) are permitted

**Discussion Only-No Action Taken**

*(Written Comments submitted by Commissioner Tom Bloxham-RV'S In the Town of Perdido Beach)*  
**(Attached)**

**Announcements:**

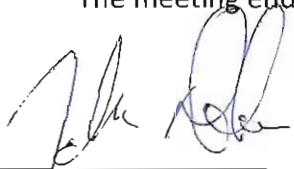
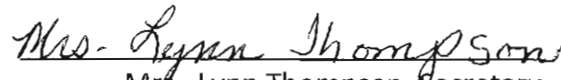
- Next Regular Planning Commission Meeting November 4, 2015-6:30 pm.

**Adjournment:**

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

The meeting ended at 7:29 pm.

**ATTEST:**

  
\_\_\_\_\_  
Mr. John Dobbs, Vice Chairman  
\_\_\_\_\_  
Mrs. Lynn Thompson, Secretary



## Mayor's Office

Town of Perdido Beach



**Patsy Parker**  
Town of Perdido Beach  
9212 CR 97

Perdido Beach, Alabama 36530

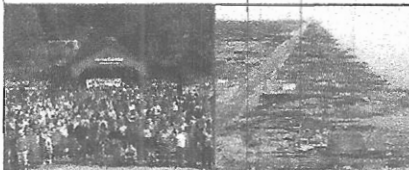
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PRESIDENT'S STATE, LOCAL AND TRIBAL LEADERS TASK  
FORCE ON CLIMATE PREPAREDNESS AND RESILIENCE  
Recommendations to the President



[Recommendations to the President](#)  
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<a href="#">07/04/14</a>	

### Mayor's Report to the Citizens – October 5, 2015

First of all in this report, I want to say the voice of every citizen is important to me. My definition of citizen is: residents who live in Perdido Beach 24/7 and property owners who live elsewhere.

For a while now I have heard comments concerning the voices of out of town citizens vs. the voices of residents. Are all voices important? Of course they are.

My position is this: All property owners pay taxes and have a stake in the Town. All have a right to be heard on any issue that affects them. Some property owners are vested 100% in the town and some are not. Each group has its distinct perspective on what the town means to it.

Property owners who live elsewhere are divided into at least two distinct groups, each with distinct perspectives; those who own second homes on their property and those who own undeveloped property. Neither is 100% vested in the town.

On the other hand, residents are 100% vested in the Town. They either own their homes, which they occupy 24/7, or they rent their homes, which they occupy 24/7.

Property owners living elsewhere are 100% vested where they live, including their right to vote and elect officials who represent them where they live. They do not vote in Perdido Beach. Does that mean their voices should not be heard? Absolutely not! If a matter affects them, they have a right to express their concerns.

In contrast, residents of a voting age have the right to vote in Perdido Beach and to elect officials who represent them where they live. They are the folks who have the most to lose or gain by the decisions made by their elected officials. This is where they live 24/7, where they leave from in the morning and return to at night. This is where they spend their days, where they care for their children, where the children play and develop a sense of community, where the folks work and serve. These are the folks who make up the heart and soul of the community on a 24/7 basis.

It's my hope that the elected officials of the out-of-town property owners serve them well. I'm happy that they own property in Perdido Beach and I welcome them. Again, their opinions and concerns are important to me, which is evidenced by their representation on town committees and boards, by my appointment.

But, let me make this clear – I represent the folks who elected me to serve them. If I can make decisions in the best interest of both the folks who live here and the folks who live elsewhere, wonderful! But, if it comes to making decisions that favor those who live elsewhere over those who live here 24/7, be assured that the best interests of those who live here 24/7 will take precedence over those who live elsewhere. This may sound harsh to some ears but it's my duty as mayor where I live, to serve the folks where they live – here in Perdido Beach.

In closing, the statement made when I first became mayor in 2009 still stands - that my door is open to every citizen of the town. Feel free to visit and talk – I want to hear your hopes, desires and concerns.

## Mayor's Report to the Planning Commission

October 7, 2015

### **Actions taken by the Town Council at September Council Meeting:**

Council approved a resolution entering into and executing a contract with Gene's Dozer Service, Inc. to perform public works services and grading for the town.

### **Road Work Continues:**

1. *Pine Street:* Pensacola Ave. @ Pine Street – two trees removed to continue Pensacola Ave. to Pine St. – complete. Fill and rock Pine St. past homes on both sides - complete.
2. *Other streets:* Rock at entrance to Howes Lane – complete; Fill and rock on Escambia Ave. water access – complete.
3. *Asphalt Work:* Pending

### **Alabama Coastal Area Management Plan (ACAMP) Grant:**

The Stormwater Management Plan Grant is approved. The agreement will be executed and work will be done between Oct. 1, 2015 and Sep. 30, 2016.

First Step: Advertise asking for Requests for Proposals (RFP).

Second Step: Council review proposals and award contract.

Third Step: Work with engineering company to complete plan – hold town hall meetings to hear from town citizens and to keep them informed as to progress.

Forth Step: Council accept plan for future implementation.

## Definitions: Resident, Citizen, Stakeholder

### Resident:

- Google – a person who lives somewhere permanently or on a long-term basis
- Merriam-Webster – one who resides in a place
- Free Dictionary – One who resides in a particular place permanently or for an extended period
- Legal Dictionary – Personal presence at some place of abode.

### Citizen:

- Google – an inhabitant of a particular town or city
- Merriam-Webster – an inhabitant of a city or town
- Free Dictionary – an inhabitant of a city or town

### Stakeholder:

- Google – a person with an interest or concern in something
- Dictionary.com – a person or group that has an investment, share, or interest in something
- Merriam-Webster – one who is involved in or affected by a course of action
- Investopedia – a party that has an interest in an enterprise or project

## RV's in the Town of Perdido Beach

I feel we are overstepping our bounds to allow a second building on a property and not allow a nice motor home or camping trailer to be used on private property with proper hookup's and setback conditions. To net it out, don't allow if the owner of the private property infringes on the neighbors rights by causing an unsightly environment, blocking public access to public property, causing damage to public streets or property, etc.

There are easy ways to enforce this type of use just by allowing the citizens, who are our neighbors, control their own property as long as it does not infringe of anyone else. This may sound crazy to some but it is the basis of the "golden rule". There would need to be a small fee from the town to issue a pass for the RV and a set of rules for parking, hook up's, use, appearance and quantity. Many parks now won't allow an RV older than a certain year and this might be a good area to investigate.

I know some have horror stories from the past about RV's when we had no rules and the owners of the RV's did not use the common decency to not invade the neighbors with noise or late night parties. These are in the past and we can now use this knowledge to instruct the allowed use within our town.

I believe we need to ask the citizens who have this interest in allowing RV's to put a proposal together and present this to our commission. It would encompass the rules and regulations to allow their friends to stay on their property for a visit or allow them to park an RV to stay in while building a new house or just use their own RV to allow friends who want to visit but who the citizens don't have enough house space for them in their home.

I know this might not be what some of you think is good but nobody wants to force you to put an RV on your property if you don't want one.

If there is not enough interest to have a case presented to the commission, then I will vote to keep our ordinance s it stands.

A handwritten signature in cursive script, appearing to read "Tom", is located at the bottom of the page.





Town of Perdido Beach  
Planning Commission

**RESOLUTION 2015-01 Commending the Town Council for Submission of Application for a Storm Water Management Plan and Offering Congratulations on its Approval**

**WHEREAS**, in 2012 the Town of Perdido Beach was selected as one of six Gulf Coast Communities to participate in the Gulf Coast Resilience Program sponsored by the Institute for Sustainable Communities; and

**WHEREAS**, during the yearlong grant program the Perdido Beach Team worked together in conjunction with program directors to put together a resilience plan for the town that included three major components; (1) Communication (2) Natural Resource Management and (3) Funding; and

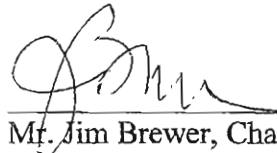
**WHEREAS**, since that time Mayor Parker has appointed a Communication Committee consisting of five members tasked with developing a communication plan for the town, setting into motion component (1) of the Resilience Plan; and

**WHEREAS**, components (2) and (3) of the Resilience Plan are also set into motion by the Town Council's actions in March, 2015 by the submission of a grant application to the Alabama Coastal Area Management Program (ACAMP) for an engineered storm water management plan for the Town; and

**WHEREAS**, the Planning Commission of the Town of Perdido Beach believes a storm water management plan is essential for the wellbeing of the citizens and for the health of the sensitive estuarine water bodies that surround the community on three sides.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission does hereby adopt RESOLUTION 2015-01 Commending the Town Council for Submission of Application for a Storm Water Management Plan and Offering Congratulations on its Approval.

**ADOPTED** this 7th day of October, 2015 by the Perdido Beach Planning Commission, in regular session assembled.

  
\_\_\_\_\_  
Mr. Jim Brewer, Chairman

ATTEST:

  
\_\_\_\_\_  
Lynn Thompson, Secretary