

Town of Perdido Beach- Planning and Zoning Commission

Date: January 4, 2017 - 6:30 pm - Town Hall

The Planning Commission of the Town of the Perdido Beach held its regular meeting at the Town Hall on January 4, 2017. Acting Chairperson, Mayor Kae Hamilton called the Meeting to order at 6:37 PM.

Members Present: Commissioners: Chairman (not yet selected) Mayor Kae Hamilton, Council Members Bob Gross, Chris Head, Christi Koehle, Jerry Reagan, Andrew Stewart, Lynn Thompson,

Members Absent: Darrell Crase, John Dobbs

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

Invocation: Andrew Stewart

Pledge of Allegiance: Andrew Stewart

Hearing of Applications: None

ITEM: Read and approve the December 7, 2016 Regular Meeting Minutes.

Motion by, Mayor Hamilton second by Jerry Reagan to approve the December 7, 2016 Regular Meeting Minutes.

Motion passed with two abstentions: Christi Koehle and Bob Gross (because of not being present at previous meeting.)

No discussion

"YES"

Mayor Hamilton
Councilman Stewart
Lynn Thompson
Chris Head

Roll Call:

"ABSTAIN"

"NO"

Jerry Reagan

Christi Koehle

Bob Gross

Majority voting in favor-motion carried to approve the minutes as presented/corrected.

Public Comments: None

Guest Speakers: None

Officer's Reports:

Mayor's Report: Introduced new members Gross, Head, Koehle

Chairman's Report: New Chair not yet selected

(SARPC) Representative Report: Diane Burnett reviewed the role of the planning commission to the town master plan, the subdivision regulations, the ZBA, the town council and the citizenry. She indicated she would be cooperating with Lynn Thompson to get commissioners copies of land use and zoning ordinances and other necessary documents. She indicated she was working on setting up Planning and Zoning Training sessions. Tiny houses and cargo container regulations were briefly discussed.

Unfinished Business:

Item 1: Elect Chairperson

Motion to nominate John Dobbs, Chairperson, made by Mayor Hamilton and seconded by Andrew Stewart.
Motion passed unanimously.

Item 2: Elect Chairperson Pro Tempore

Motion to nominate Christi Koehle, Chairperson Pro Tempore, made by Mayor Hamilton and seconded.
Motion passed unanimously.

Item 3: Elect Secretary

Motion to nominate Bob Gross, Secretary, made by Andrew Stewart contingent upon the Planning Commission making a sincere attempt to enlist the services of a secretary not serving on the Planning Commission.

Discussion:

Conditions discussed by the Commission. Andrew Stewart established that he enlisted a secretary not on the ZBA so that all members could concentrate on the work of the Board. Bob Gross concurred that members of the Commission should be focusing on and deliberating on the issues at hand and not concentrating on taking notes of the proceedings. Mr. Gross agreed to accept the position while the commission enlisted the services of a secretary.

Motion passed unanimously.

Item 4: Discuss Article V - Section 5.1, B-1; Professional Business District regarding "aesthetically pleasing" structures and designs.

No action taken.

Item 5: Continue discussion: Planning Commission assuming responsibility of commercial site review.

Item tabled.

New Business:

No new business

Announcements:

Next Regular Planning Commission Meeting February 1, 2017; 6:30 pm.

Adjournment:

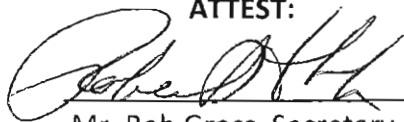
Being no further business there was a motion by Mayor Hamilton to adjourn.

The meeting ended at 7:18 PM.


Mr. John Dobbs, Chairman

Jenny Reagan

ATTEST:


Mr. Bob Gross, Secretary

Planning Commission Recommendation to the Town Council
December 15, 2016

On October 5, 2016 at its regular scheduled Planning Meeting the Commission passed a motion, of the members present, - five in favor, one against to recommend to the Town Council to consider a stand- alone Ordinance to prohibit the use of shipping type containers for residential uses such as residences and storage buildings.

The motion and discussion is recorded in the October 5, 2016 Planning Commission minutes. (Copy Attached)

Recommendation submitted with approval of the Planning Commission by

Lynn Thompson, Secretary

Planning Commission Recommendation to the Town Council
December 15, 2015

On December 7, 2016 at its regular scheduled Planning Meeting the Commission unanimously passed Motion of the members present, to recommend to the Town Council to consider a text amendment adding verbiage to the Town of Perdido Beach Land Use and Zoning Ordinance.

Note: New words are underlined and bold and deleted words are struck through.

Proposed Amendments being here.

Article XIII Design Standards

Section 13.6 Buildings and Access

13.6.1 *Buildings to be on lots.* Every building hereafter erected, converted, enlarged, reconstructed, moved, or structurally altered shall be located on a lot which provides access to a public street.

13.6.2 Shipping/Storage Containers. Shipping/Storage Containers are not deemed suitable for the purpose of converting to living quarters, commercial buildings or storage buildings.

Note: Renumbering will occur in this section

Article XXII Definitions

Section 22.2 Words and Terms Defined^{1,4}

As used in these ordinances, the following words and terms shall have the meaning set out below:

Recreational vehicle: 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. **This definition includes structures on wheels identified as “Tiny Houses”.**

Recommendation submitted with approval of the Planning Commission by Lynn Thompson, Secretary

Council Meeting dated January 19, 2017

Town of Perdido Beach
Council Meeting January 19, 2017
Agenda Item # 11 – Motions/Requests From Council

Motion by Councilman Love, second by Councilman Stewart to refer back to the Planning for more information, the Commission recommendations-dated December 15, 2017 to amend the Town of Perdido Beach Land Use and Zoning Ordinance.

(Recommendations Attached)