

Town of Perdido Beach- Planning and Zoning Commission

Date: February 1, 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 February 1, 2017. Chairperson, John Dobbs called the Meeting to order at 6:30 PM.

Members Present: Commissioners: Chairman John Dobbs, Mayor Kae Hamilton, Council Members Bob Gross, Chris Head, Andrew Stewart, Lynn Thompson,

Members Absent: Darrell Crase, Christi Koehle, Jerry Reagan

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 January 1, 2016 Regular Meeting Minutes.

Motion by, Mayor Hamilton second by Jerry Reagan to approve the January 1, 2017 Regular Meeting Minutes.

Motion passed

Discussion/No discussion

"YES"

Roll Call:

"ABSTAIN"

"NO"

John Dobbs

Mayor Hamilton

Councilman Stewart

Lynn Thompson

Chris Head

Bob Gross

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

Public Comments:

Priscilla Condon: Expressed concern about lack of enforcement of ordinances. Questioned wisdom of having ordinances if they are not going to be enforced or if enforced inconsistently. Cited RV being lived in on Escambia Ave, dilapidated properties having been used by non-owners and being a safety issue: Property on Magnolia, Neumann, cars parked on property; is/are people sleeping in shed?

John Dobbs questioned if the town had been informed about RVs on Escambia and Pine St. Discussed the health hazard of Neumann property on Magnolia. Chairman Dobbs indicated he would take pictures.

Andrew Stewart asked if we have an enforcement policy. Lynn Thompson said, "Yes." page 81, 3.3: Violations Threatening Health, Welfare and Safety.

Diane Burnett indicated town needs to have a nuisance ordinance and send letters.

Chairman Dobbs discussed process for condemning properties.

Karen Gross: Expressed concern regarding encouraging businesses and business district in town beyond what already exists as a commercial district.

Discussion ensued and Diane Burnett indicated that the town does not have a business district on map and is under no obligation to have such a zoning category in town. Only B-1 in town is Town Hall. The commission must have a public meeting to change any zoning.

Guest Speakers: None

Officer's Reports:

Mayor's Report: None

Chairman's Report: None

(SARPC) Representative Report: Copies of Perdido Beach Land Use and Zoning Ordinance, Subdivision Regulations, Perdido Beach Master Plan 2030 and Municipal Planning in Alabama provided to Commissioners.

Unfinished Business:

Item 1: Discussed Article V - Section 5.1, B-1 Professional Business District.

Motion made and seconded to make no changes. Motion passed unanimously.

Item 2: Discussed Planning Commission assuming responsibility of commercial site review. Concern that citizens do not get proper guidance in some situations expressed. Suggestion made that a Site Plan Committee be discussed in the future.

Motion made by Mayor Hamilton to close discussion with no action taken. Motion passed unanimously.

New Business:

Item 1: Discussed "Tiny Homes" and "Shipping Containers" recommendations returned to Commission by Council for more information.

> Tiny homes discussion indicated that they are classified as Recreational Vehicles and should be controlled as such. Any modifications will fall under existing ordinances/regulations.

Motion made, seconded to not add any further regulations regarding "Tiny Homes" Motion passed unanimously.

> Shipping containers used as Storage/Living Quarters discussed. Questioned how County rules on these issues. Suggested county policy be consulted. This item was tabled.

Announcements:

Commissioner Gross indicated that this would be the last meeting for which he would be acting as secretary reminding the Commission that the issue was not one of additional time dedicated to the responsibility, but the detraction from the business of the Commission during meetings that would be required of anyone on the Commission acting as secretary.

> Andrew Stewart agreed in principle and indicated he would ask someone.

> suggested that Communication Committee put out a request

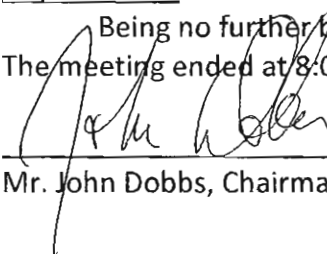
> talk to Tom Bloxham about using his Volunteer List

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

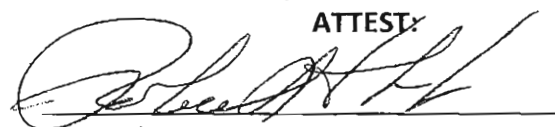
Adjournment:

Being no further business there was a motion by Andrew Stewart to adjourn.

The meeting ended at 8:05 PM.



Mr. John Dobbs, Chairman

ATTEST:


Mr. Bob Gross, Secretary