

Town of Perdido Beach  
Planning Commission Meeting Minutes  
9212 County Road 97  
Perdido Beach, Al. 36530

The Planning Commission of the Town of Perdido Beach held its monthly Meeting on Wednesday, January 06, 2010 at 6:30 PM in the Town Hall of Perdido Beach, Alabama.

The following members were present: Al Thompson, J. T. Abbott, Kathy Coate, Diana Graham, Gary Kiefer, Lynn Thompson and Doug Batson; and those Not Present were Steve Love & William Kelley. Also present were Mayor Patsy Parker, and Mr. Bill Moore – assisting in drafting our Ordinance.

Vice-Chairman Al Thompson called the meeting to order at 6:30 PM. Minutes of the preceding meeting on December 30, 2009 were read & all approved with two changes noted, to be signed later.

Mayor Parker was recognized, and she provided the Commission a pictorial view of how she has seen the town develop. She gave information about why it was originally developed.

Mrs. Thompson had coordinated for a member of the South Alabama Regional Planning Commission to attend our scheduled monthly meetings. Ms. Gigi Watt attended as our designated SARPC planner representative, and she brought for Commissioners copies of the state Planning & Zoning law, and a pamphlet describing procedures in lay terms. Ms. Watt indicated that there may be opportunity for the Town to obtain a 50/50 grant to help us compose our Comprehensive Plan, but that had a deadline of May 10, 2010. She also advised that SARPC could help us with the publication of the town's future Comprehensive Plan. In response to question, she recommended our Commission use the applicable Land Use Ordinances of Magnolia Springs and Satsuma to help draft our town ordinances.

Ms. Sheila Stone attended as the town's legal counsel, and provided her guidance in several areas: don't do reply all in E-mail correspondence; Commissioners meeting in small bodies of two – or a possible "deliberation"; and send her a CC of commission correspondence. During the meeting, she advised that we do not have to rush our deliberations to meet a deadline; and provided her conclusion of the Maximum Building Height we should use – less than 35 feet, after review of the applicable ISO law from Mr. JT Abbott. She will also help craft a "weedling" Ordinance for the Town in future.

The Planning Commission discussed additional business, to include:

**1. Planning Commission DRAFT "Land Use Ordinance" – work in progress:**

Mrs. Kathy Coate recommended we expand the town's zoning articles, proposing use of those in Magnolia Spring ordinances, as county planner Wayne Dyess recommended to members on Jan 05, 2010. She also recommended we include a short description to follow each of our ordinance zones in the introduction of our document. Mr. Doug Batson recommended we add a specific zone ordinance to address the unique "boathouse" and "boat parking" properties on both Soldiers Creek and Palmetto Creek. Ms. Stone suggested that perhaps Magnolia Springs has something in their ordinances. Mr. Batson also recommended we add a new "Residential – Waterfront" zoning ordinance, to address the specific and unique needs and requirements of all direct waterfront properties around the water perimeter of the town. He will provide Commissioners with his written proposal after the meeting.

**2. Potential Zoning for the Town:**

Commissioners discussed the Town Zoning Map, and that it will need some modification to address the town's needs. Vice-Chairman Al Thompson asked that we come to the Friday county meeting with our recommendations for map development. The county will then develop some draft maps we can use to work with and discuss further.

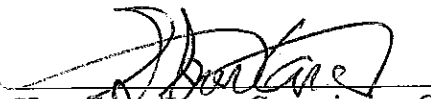
**3. Emphasis Next:**

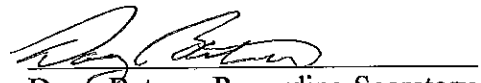
Commission members are scheduled for a meeting at 2PM on Friday Jan 08, at County Planning & Zoning office in Foley, to discuss what planning districts we might consider or need for our proposed Zoning map of the township.

Vice-Chairman Al Thompson did not designate a follow-on meeting date for the Commission, but said we'd determine that at the Friday meeting in Foley.

Monthly Meeting adjourned at approximately 9:00 PM.

ATTEST:

  
Hon. Steve Love, Commission Chairman

  
Doug Batson, Recording Secretary