

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 a working Meeting on Wednesday, January 20, 2010 in the Town Hall of Perdido Beach, Alabama.

The following members were present: Steve Love, Al Thompson, William Kelley, J. T. Abbott, Diana Graham, Gary Kiefer, Lynn Thompson and Doug Batson. Kathy Coate arrived later. Also present were Mayor Patsy Parker, Mr. Bill Moore, and town residents (names attached).

Chairman Steve Love called the meeting to order at 6:30 PM. Minutes of the preceding meeting of Jan 13, 2010 were read, three additions added, and then approved.

1. Officer Comments:

Chairman Love stated his desires concerning procedures the Commission should follow in future (his notes are attached).

Mayor Parker was recognized, and stated: she has “Open Meeting Act” copies for any Commission member who needs; she will provide copies, if requested, of research she found on manufactured homes, accessory lots and waterfront districts.

SARPC Planner, Ms. Watt, provided information: SARPC can help write the town’s “Comprehensive Plan” (Plan), at reduced cost, and can help write a Grant request – if SARPC is asked to do the Plan.

2. Public Concerns and Comments were presented from the following residents:

Ms. Reagan: concern to allow continuance of existing “mobile home”; concern that Commission does not have long-range goals or mission statement to guide ordinance development.

Ms. Condon: concern no residents have been surveyed to determine what they want in zoning ordinances; wants waterfront zoning ordinances to protect and improve property values.

Mr. Brewer: requests ordinances be prepared soon to allow him a permit to demolish and re-construct a pier and boathouse, and that the County would not approve his permit request now.

Mr. McGee: requests ordinances friendly to churches, in order to allow them to place a mobile structure on their property for church Sunday schools.

Mr. Hutchings: asked if the town abolished the County ordinances, and what is being done to replace those County ordinances.

Mr. Moore: requested the town post its draft Land Use Ordinance on the town’s Web site, when ready for public review, allowing greater access for property owners to review.

Ms. Gross: read letter from town resident Mr. Edwards to Commission (letter attached), in that Mr. Edwards was not able to attend meeting.

Mr. Fishbine: suggests we consider ordinances for bulkheads and jetties in some waterfront areas, and recommends ordinances for different waterfront areas, each with specific requirements.

Mr. Gross: concerns with preserving waterfront shorelines, and recommends Commission seek professional assistance for that; expressed concern topics from Property Owner Association members.

3. Current Business: The Planning Commission discussed continuing business, concerning the DRAFT Land Use Ordinance, to include:

A. Discussed proposed modifications to Article I, “Purpose”, to change town reference in Para 1-3 to read “The Town of Perdido Beach”, and motion to accept changes as amended was approved by eight Commissioners present (Mrs. Coate had not arrived).

B. Discussed proposed modifications to Article II, “Establishment of Zoning Districts”, and members agreed to table this discussion until all proposed districts had been discussed and determined.

C. At Article III introduction, discussed Motion to include in all ordinance Articles a list of all “Permitted Uses”, “Special Exceptions” and “Conditional uses – in addition to those located in Article XXIII “Table of Permitted Uses”. Motion did not carry, with votes For by Mr. Abbott, Mr. Kiefer, Mrs. Thompson, Mr. Thompson and Mr. Love, and votes Against by Mrs. Graham, Mr. Kelley and Mr. Batson.

D. Discussed proposed modifications to Article III, “Rural Districts”, and discussions brought concurrence to delete sub-sections 3.1.6 & 3.1.7 (“Lot Size Modification” and “Density Modifications”) and to address these in future Sub-Division ordinances. A motion to accept discussed sub-sections and changes as amended was approved by eight Commissioners present (Mrs. Coate had not arrived).

E. Discussed proposed modifications to Article IV, “Residential Districts”, and reached consensus to re-designate these district names: ER, Single Family Estate to R-1; and RSF-1, Single Family District to R-2; RSF-2, Single Family District to R-3. Motion to accept changes as amended to R-1, R-2 and R-3 was approved by all nine Commissioners (Mrs. Coate present).

4. Future Business: Commissioners were provided a copy of the Business Districts, for review and discussion at the next meeting.

Mrs. Coate will present her proposed residential R-4 district at next meeting, for zoning of the existing recorded plats of small square footage properties.

Mr. Batson will present his proposed residential R-WF district at next meeting, for zoning specific to waterfront properties.

Commission members are requested to come prepared to discuss the zoning Districts and Articles we had previously reviewed, continuing with agenda items from the Jan 20 meeting.

5. Adjourn: Planning Meeting adjourned at approximately 9:05 PM.

ATTEST:

Hon. Steve Love, Commission Chairman

Doug Batson, Recording Secretary