

Town of Perdido Beach-Planning Commission Meeting
Town Hall-Perdido Beach, AL. 36530
July 6, 2011

The Planning Commission of the Town of the Perdido Beach held its regularly scheduled meeting at the Town Hall-July 6, 2011. Chairman Love called the Meeting to order at 6:30 PM.

Members present: Chairman Steve Love, Mayor Patsy Parker, Mr. Doug Batson, Mrs. Freda Fleming, Mr. Gary Keifer and Mrs. Lynn Thompson. **Members absent:** Mrs. Diana Graham and Mr. William Kelley. Mr. McGrath arrived after roll call. **Others Present:** Members of the Town.

Motion by Mr. Kiefer, seconded by Mayor Parker to approve the previous meeting's minutes with noted change-from "extra-territorial police jurisdiction" to "extra-territorial planning jurisdiction." All in favor-minutes were approved.

Officer's Report:

Mayor's Comments: Mayor Parker gave updates to the Commission regarding:

- The Town's proposed planning jurisdiction
- House Bill 162
- Grant for the Town's Comprehensive Plan
Written Report attached.

SARPC: Mrs. Diane Burnett-SARPC-Director of Governmental Services informed the Commission that given current economic challenges SARPC, will be limiting their technical support by not sending a representative to every Planning Meeting, but will be available on an "as needed" basis upon request.

Public Comments:

Special Report:

Unfinished Business:

- **ITEM:** Motion by Mr. Batson, seconded by Mr. McGrath to recommend to the Town Council to amend section 13.3.2 Residential dwellings (d) Pier deck area, of the Town of Perdido Beach Land Use and Zoning Ordinance, to remove the reference to "maximum of 40' in length and 40' in width and "add" not to exceed 1,600 square feet. All in favor of recommendation to amend the ordinance-motion carried.
- **ITEM:** The Commission then scheduled a Public Hearing for July 21, 2011 at the Town Hall to allow the public to comment in opposition to or in favor of the proposed amendment.

Next Meeting Date: August 3, 2011.

Next Meeting's Business: Continue work on extra-territorial jurisdiction

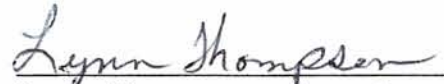
Motion by Mayor Parker, seconded by Mr. Batson to adjourn. All in favor.

Meeting adjourned at 8:15 pm

ATTEST:



Steve Love, Chairman



Lynn Thompson, Secretary

13.2.2 *Radio and TV antennas.* Private radio and TV antennas for individual homes or for amateur use are permitted as accessory structures in any district and may be placed on roofs or in rear or side yards but shall be no closer than ten (10) feet from any interior or rear lot line.

Section 13.3 Residential Docks, Piers and Related Structures

13.3.1 *General requirements.*

- (a) *State and Federal regulations.* All regulations and specifications of the Army Corps of Engineers, ADEM, EPA, and any other State of Alabama Agency or Department with jurisdiction over such structures relating to the construction of docks, piers, boat slips, decks, boathouses and related structures shall be followed explicitly.
- (b) *Setbacks.* Piers and related structures including mooring pilings shall be setback a minimum of ten (10) feet from the lateral riparian rights line.
- (c) *Height and width.* In crossing a marsh, the pier or walkway shall not exceed five (5) feet in width and must be at least five (5) feet above the marsh surface.
- (d) *Length.* No pier or related structure shall extend into navigable channels or obstruct any commonly used waterway.

13.3.2 *Residential dwellings.* Boat docking facilities including docks, piers, boat slips, decks, boathouses and related structures shall be permitted as an accessory use to a residential dwelling provided no boat repair or services for compensation are rendered there from.

- (a) *Number of piers.* A maximum of one (1) pier shall be permitted per lot.
- (b) *Number of boat slips.* A maximum of three (3) boat slips shall be permitted per pier.
- (c) *Number of boathouses and pier decks.* A maximum of one (1) boathouse and one (1) pier deck shall be permitted per pier.
- (d) *Pier deck area.* The sum of the area of a boathouse and pier deck shall not exceed 1,600 square feet per pier. Pier decks and boathouses shall be a maximum of forty (40) feet in length and forty (40) feet in width and may be screened. Pier decks and boathouses may be covered with a roof not to exceed 1,600 square feet having a maximum dimension of forty (40) feet in length and forty (40) feet in width and a maximum height of twenty (20) feet above mean high water. The maximum area enclosed with walls shall not exceed one hundred (100) square feet. Access to sun decks shall be within the confines of the pier deck.

Section 13.4 Home Occupations

13.4.1 *Home occupations.* Home occupations within residential districts shall be clearly incidental to the residential use of the dwelling and shall not change the essential residential character of the dwelling or adversely affect the uses permitted in the district of which it is a part. No home occupation shall be permitted which might interfere with the general welfare of the surrounding residential district due to potential noise, increased pedestrian and vehicular traffic or any other condition which would constitute an objectionable use of residentially zoned property. Limitations on the type of home occupation are as follows: