

Town of Perdido Beach-Planning Commission Meeting
December 7, 2011

The Planning Commission of the Town of the Perdido Beach held its regularly scheduled meeting at the Town Hall-December 7, 2011. Chairman Love called the Meeting to order at 6:35 PM.

Members present: Chairman Steve Love, Mrs. Diana Graham, Mr. Bill McGrath, Mr. Gary Kiefer, Mr. Doug Batson, Mayor Patsy Parker and Mrs. Lynn Thompson.

Members absent: Mrs. Freda Fleming and Mr. William Kelley

Others Present: Members of the Town.

Motion by Mr. Gary Kiefer, second by Mr. Doug Batson to approve the October 5th meeting's minutes. All in favor to approve the October 5th with a typo change.

November 2, meeting was canceled due to lack of a quorum.

Officer's Reports:

Mayor's Report:

Mayor Patsy Parker read aloud a letter of appreciation, signed by Mayor Parker and Chairman Steve Love, thanking Commissioner Doug Batson for his service on the Planning Commission. Mr. Batson's term expires on December 9th, 2011.

Mayor Patsy Parker reported on the last meeting she and Chairman Love attended with the Orange Beach Planning Commission for the purpose of discussing the Town of Perdido Beach planning jurisdiction. The attached "Proposed Planning Jurisdiction Map" was discussed with the City of Orange Beach Planning Commission and in light of the Town of Perdido Beach's request to accommodate its water sheds, Orange Beach's Planning Commission was in agreement with the proposed jurisdictional planning lines.

Chairman's Report:

Chairman Love reported to the Commission that Town Council had voted to contract with the South Alabama Planning Commission in partnership with Auburn University- "Small Town Initiative Program" to develop the Comprehensive Plan for the Town. Mayor Parker added that representatives from Auburn's "Small town Initiative Program" would be meeting with the Town officials mid- January through February to begin the Planning Project.

Chairman Love also asked the Commission's thoughts on adding "Invocation and Pledge of Allegiance" as an agenda item, hearing no objections, "Invocation and Pledge of Allegiance" will be added to the Planning Commission agenda.

Public Comments:

Commissioner Doug Batson, made recommendations to the Planning Commission in reference to the effects of the Town of Perdido Beach Land Use and Zoning Ordinance, in regards to issues concerning the environmentally sensitive areas along the Waterfront.

Unfinished Business:

Chairman Love and Mayor Parker plan to schedule another meeting with Mrs. Caryn Warner-Planning Director- Town of Elberta to discuss a proposed planning jurisdiction agreement between the Town of Elberta and the Town of Perdido Beach.

New Business:

The Commission discussed adding possible wording to the Land Use and Zoning Ordinance "Section 13.9.3" (b) General Design Principles

(b) Natural vegetation shall be maintained and protected wherever and whenever possible. Areas within thirty (30) feet of water courses, wetlands, waters of the Town or State, or any surface water feature not bounded entirely by the limits of the development site, and lakes shall be left undisturbed wherever possible

No action taken.

The Commission also discussed possible wording change to "Section 13.9.5-Specific Requirements (j) -Town of Perdido Beach Land Use and Zoning Ordinance.

(j) *Prevention of wetland degradation.* Temporary sediment barriers shall be installed where needed on all exposed slopes which meet or exceed four horizontal to one vertical (4:1) and are within thirty (30) feet of wetlands, waters of the Town or State, or any surface water feature not bounded entirely by the limits of the development site. These shall be placed and maintained such that drainage will not overflow or bypass the barrier and shall remain in place until the slope is leveled or permanently stabilized. Land and vegetation within 30 feet of mean high tide shall be left undisturbed

No action taken.

Discussion to add definition for the term-"Land-"Disturbing Activity" in the definitions section-Town of Perdido Beach Land Use and Zoning Ordinance.

No action taken.

Discussion to add- "Piers and Boat Ramps" to the Table of Permitted Uses Section of the "Town of Perdido Beach Land Use and Zoning Ordinance.

No action taken.

ITEM

Motion by Mrs. Lynn Thompson, second by Mr. Kiefer to recommend to the Town Council that they create an Ordinance prohibiting the use of Red or Yellow clay within the Town limits. It was suggested that the Town use Orange Beach and Gulf Shores Ordinances for guidance and that the Ordinance also define and utilize "best management practices" in regards to the use of clay mixtures within certain defined areas of the Town, particularly in environmentally sensitive areas close to the waterfront. All in favor-motion carried unanimously.

ITEM: The Commission also unanimously approved the "2012 TOWN OF PERDIDO BEACH PLANNING AND ZONING MEETING SCHEDULE".

Next Meeting Date: January 4, 2011.

Next Meeting's Business:

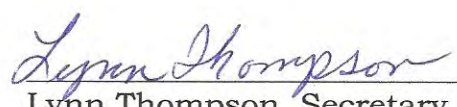
Discuss Mr. Batson's recommendation regarding a "Waterfront Overlay" district.

Motion by Council Member Kiefer, second by Mrs. Graham to adjourn. All in favor.

Meeting adjourned at 8:18 pm



Steve Love, Chairman



Lynn Thompson, Secretary