

Town of Perdido Beach-Planning Commission Meeting  
January 8, 2014 6:30 PM –Town Hall

The Planning Commission of the Town of the Perdido Beach held its regularly scheduled meeting at the Town Hall-January 8, 2013. The meeting was changed from the first Wednesday of the month, because that day fell on New Year's Day which is an official holiday. Chairman Love called the Meeting to order at 6:33 PM.

**Members present:** Chairman Steve Love, Mayor Patsy Parker, Commissioners: Mr. Tom Bloxham, Mr. Bill McGrath, Mr. John Dobbs, Mrs. Freda Fleming, Mr. Gary Kiefer and Mrs. Lynn Thompson-Secretary.

**Members Absent:** Ms. Priscilla Condon

**Others Present:** Mr. Ken Wright- Perdido Beach Fire Chief; Mrs. Diane Barnett- SARPC and Members of the Town

**Invocation:** Mrs. Fleming      **Pledge of Allegiance:** Tom Bloxham

**ITEM:** Approve November 6, 2013 Minutes

Motion by Mr. Bloxham seconded by Mr. Dobbs to approve the November 6, 2013 minutes.

**No discussion:**

**Roll Call:**

"YES"	"ABSTAIN"	"NO"
Mr. Bloxham		
Mr. McGrath		
Mr. Dobbs		
Chairman Steve Love		
Mayor Parker		
Mrs. Fleming		
Mrs. Thompson		

Motion carried to approve the minutes as presented.

**Public Comments:** Mr. Al Thompson commented on Town zoning ordinance as it relates to "Accessory Dwellings". He also asked the Commission to do research regarding creating an Ordinance relating to the construction of bulkheads in the Town.

**Guest Speakers:** None

**ITEM: Officer's Reports:**

**Mayor's Report:** Report Attached

**Chairman's Report:** Chairman Love reported that he had attended the December 17, 2013 Town Council meeting and asked the Town Council if they would support an Ordinance limiting the importation of "clays" into the Town. He stated that the Council was in support of the Planning Commission drafting an Ordinance limiting the importation of clays into the Town.

**Hearing of Applications:** Request from the Perdido Beach Volunteer Fire Department for approval for construction of improvements to the existing fire tower located at 8450 Escambia Avenue in Perdido Beach. The Commission received in detail the location, character and extent of such improvements. Fire Chief Ken Wright made the request on behalf of the Perdido Beach VFD. (Copy of written request and drawings are attached)

**ITEM:** Motion by Mr. Dobbs, seconded by Mr. McGrath to approve the request by the Perdido Beach Fire Dept. for construction of improvements to the fire training tower.

Discussion:

Roll Call:

“YES”

“ABSTAIN”

“NO”

Mr. Bloxham  
Mr. Dobbs  
Mr. McGrath  
Chairman Love  
Mayor Parker  
Mrs. Fleming  
Mrs. Thompson

Motion carried unanimously to approve the request.

**ITEM: New Business:** Vacancy on the Planning Commission  
Mayor Parker appointed Mr. Gary Kiefer to fill the vacancy on the Planning Commission.

**ITEM:** Election of Planning Commission Chairman

Mr. Dobbs nominated present Chairman Steve Love to be reappointed to the office of Chairman. Mrs. Fleming seconded the nomination. There were no other nominations.

Roll Call:

“YES”

“ABSTAIN”

“NO”

Mr. Bloxham  
Mr. Dobbs  
Mr. McGrath  
Mayor Parker  
Mrs. Fleming  
Mr. Kiefer.  
Mrs. Thompson

Motion carried unanimously to elect Chairman Love to the office of Chairman of the Planning Commission.

**ITEM:** Election of Planning Commission Chairman Pro tempore

Chairman Love nominated Mrs. Fleming to the office of Chairman Pro tempore, she declined the nomination.

Mrs. Fleming nominated Mr. Dobbs to the office of Chairman Pro tempore, Mr. Bloxham seconded the nomination.

Roll Call:

“YES”

“ABSTAIN”

“NO”

Chairman Love  
Mr. Bloxham  
Mr. McGrath  
Mayor Parker  
Mrs. Fleming  
Mr. Kiefer.  
Mrs. Thompson

Motion carried unanimously to elect Mr. Dobbs to the office of Chairman Pro tempore.

**ITEM:** Consider for approval 2014 Planning Commission Meeting Schedule and Hearing Deadline  
Motion by Mr. Bloxham seconded by Mr. McGrath to approve the 2014 Planning Commission Meeting Schedule and Hearing Deadline.

No Discussion:

Roll Call:

“YES”

“ABSTAIN”

“NO”

Chairman Love

Mr. Bloxham

Mr. McGrath

Mayor Parker

Mrs. Fleming

Mr. Kiefer.

Mrs. Thompson

Motion carried unanimously to approve the 2014 meeting schedule.

**ITEM: Unfinished Business:**

Consider forwarding to the Town Council a proposed Town Ordinance Regulating Staining Materials Including Red Soil, Clays and Sand Clay Mixtures Within the Town of Perdido Beach.

Motion by Mr. Kiefer, seconded by Mr. McGrath to forward draft Ordinance Regulating Staining Materials Including Red Soil, Clays and Sand Clay Mixtures Within the town of Perdido Beach for consideration by Town Council

Discussion:

Roll Call:

“YES”

“ABSTAIN”

“NO”

Chairman Love

Mr. Bloxham

Mr. McGrath

Mr. Dobbs

Mayor Parker

Mrs. Fleming

Mr. Kiefer.

Mrs. Thompson

Motion carried unanimously to approve the Ordinance.

Chairman Love will attend the Town Council Workshop on January 14, 2014 to discuss the proposed Ordinance with the Town Council.

**ITEM:** Planning Commission Resolution 2014-01 RECOMMENDATION TO THE TOWN COUNCIL CONCERNING THE REGULATION OF CLAYS, SAND CLAY MIXTURES, AND OTHER STAINING MATERIALS WITHIN THE OF PERDIDO BEACH

Motion by Mr. Kiefer, seconded by Mr. McGrath to approve Resolution 2104-01.

No Discussion

Roll Call:

“YES”

“ABSTAIN”

“NO”

Chairman Love

Mr. Bloxham  
Mr. McGrath  
Mayor Parker  
Mrs. Fleming  
Mr. Kiefer.  
Mrs. Thompson

Motion carried unanimously to adopt Planning Commission resolution 2014-01.

**ITEM: Next Planning Commission Meeting Dates:**


Regular Meeting February 5, 2014 6:30 pm, Town Hall


**ITEM: Motion to adjourn**

Being no further business there was a motion by Mr. Dobbs, seconded by Mrs. Fleming to adjourn.

All in favor. Meeting adjourned at 8:06 pm.

ATTEST:

  
\_\_\_\_\_  
Steve Love, Chairman

  
\_\_\_\_\_  
Lynn Thompson, Secretary

Town of Perdido Beach Planning Commission Resolution 2009-01  
ESTABLISHING PLANNING COMMISSION RULES

**4. Approval of Commission Required:** After the adoption of the master plan, or part thereof, no street, square, part or other public way, ground, or open space, or public buildings or structures, or public utility, whether publicly- or privately-owned, shall be constructed or authorized in such planned portion of the municipality or district, until the location, character, and extent thereof shall have been approved by the commission.

4

(a) Submission for Commission's Approval: Any person, firm, association, corporation, board or agency proposing to construct any such improvements in a planned portion of the municipality or district, shall submit in writing to the town hall, at least (15) days prior to the next regularly scheduled meeting of the Perdido Beach Planning Commission, a complete request for the Commission's approval thereof. The request shall describe in detail the location, character and extent of such improvements.

(b) Action of Commission on Requests for Approval: Immediately upon receipt of such request, it shall be forwarded to the Secretary of the Commission, who shall notify the Chairman and other members of the Commission. Such request shall be considered not later than the next regularly scheduled meeting of the Planning Commission. The applicant shall be notified by the Secretary of the date and time of such meeting.

(c) In no event shall the Commission delay final action on such application beyond 60 days from the filing thereof.

(d) In the event the Commission approves the application, such action shall be recorded in the minutes of the Commission, and the Chairman shall certify such fact upon a copy of the application for the records of the applicant. The Secretary shall file the original application with the Chairman's signature of approval thereon in the permanent files of the Commission.

(e) In the event the Commission disapproves such application, such disapproval shall be communicated to the Town Council of the Town of Perdido Beach setting forth the Commission's reasons for disapproval and shall also communicate such fact to the applicant if other than the Town of Perdido Beach.

*Office Copy*  
**FILED JAN 08**



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Perdido Beach, AL 36530  
251-961-7116  
Fax: 251-961-1002  
kwpbfire@gulftel.com

**RECEIVED DEC 23 REC'D**

**APPROVED JAN 08**

December 21, 2013

To:  
Town of Perdido Beach  
Planning Commission

On behalf of Perdido Beach Volunteer Fire Department, I am submitting a request for approval for construction of improvements to our Fire Training Tower. This is an existing structure that was installed on the property prior to the incorporation of The Town of Perdido Beach. This project is located in the rear of the fire station on the southeast corner.

The current structure consists of 4 utility poles and 1 platform, however this does not meet the requirements of the ISO Fire Rating Schedule. This project is important to the Fire Department and the Community because more requirements have been put on firefighter training and training facilities.

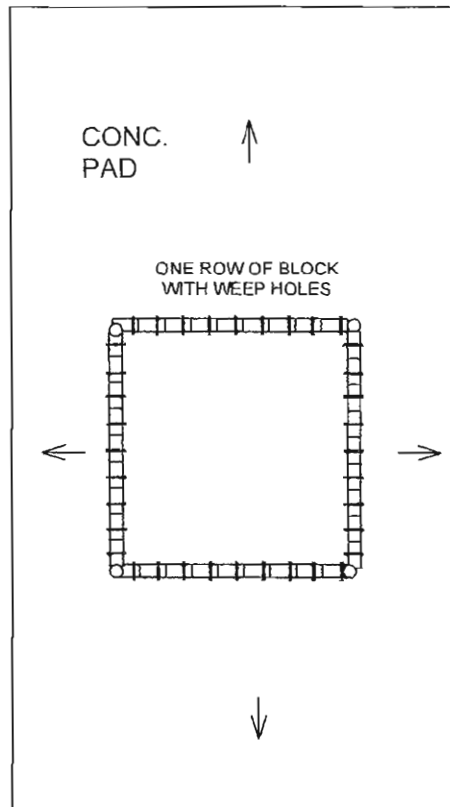
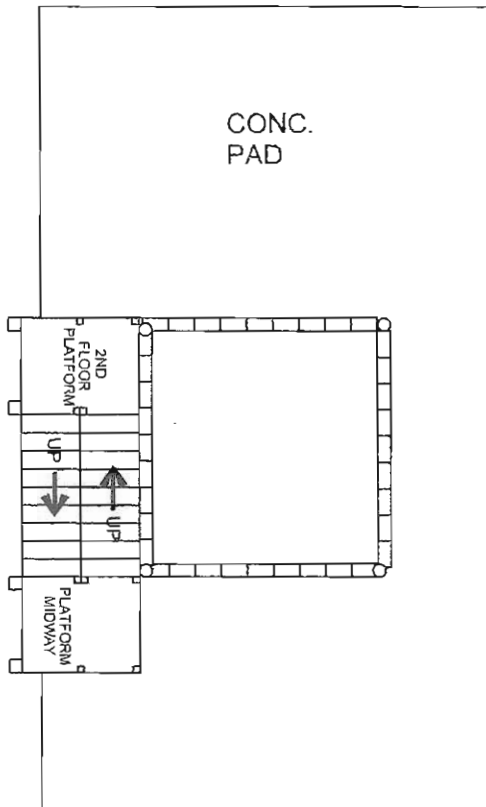
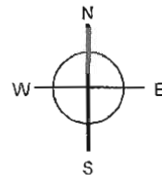
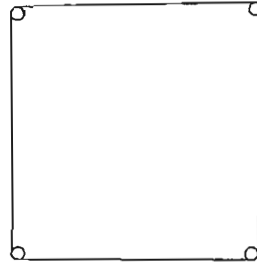
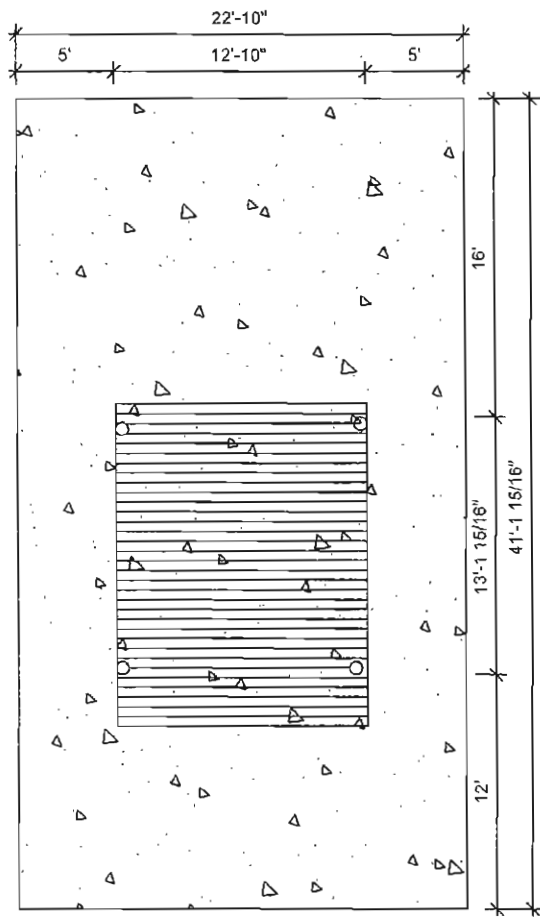
Our plans are to complete the existing structure which will consist of installing a 2<sup>nd</sup> and 3<sup>rd</sup> platform, enclosing the 1<sup>st</sup> and 2<sup>nd</sup> floor, installing an outside stairway and safety rails. We are also adding a roof simulator off one side of the structure. The entire structure will have a concrete pad poured under it.

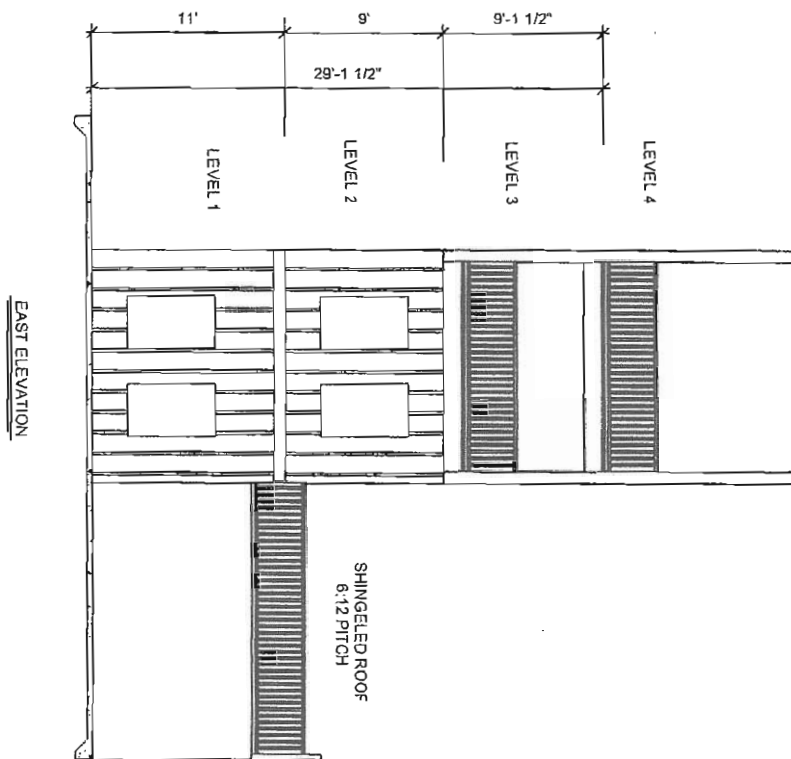
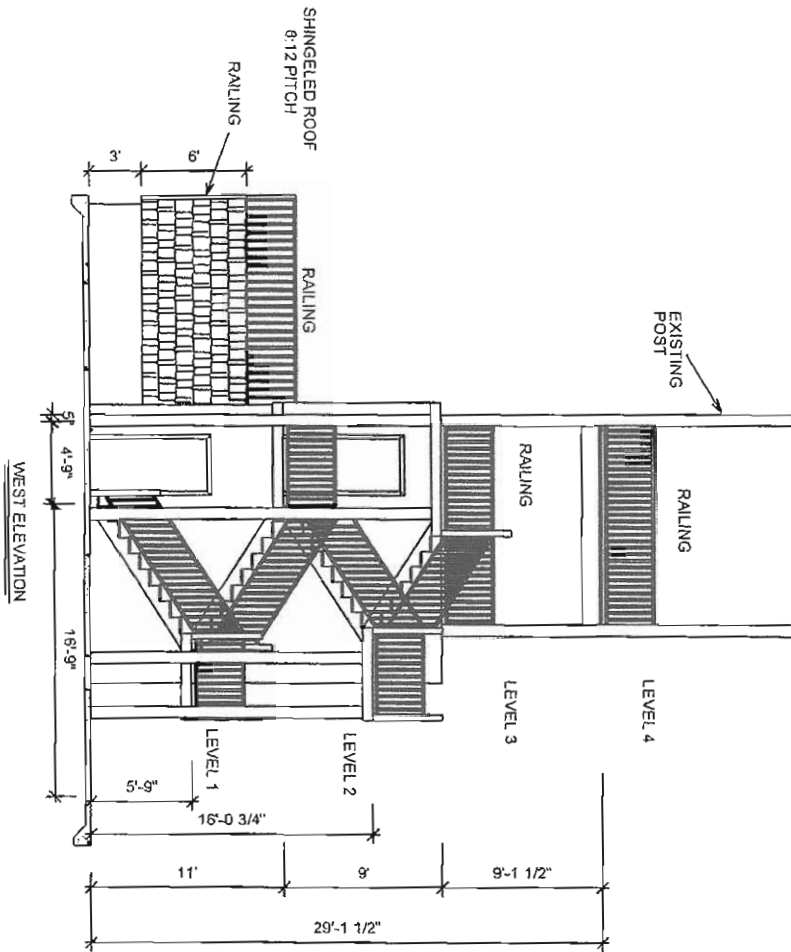
Construction of this project will be done by a licensed contractor. Attached you will find a set of the plans for this project.

Respectfully submitted,

  
Ken Wright  
Fire Chief

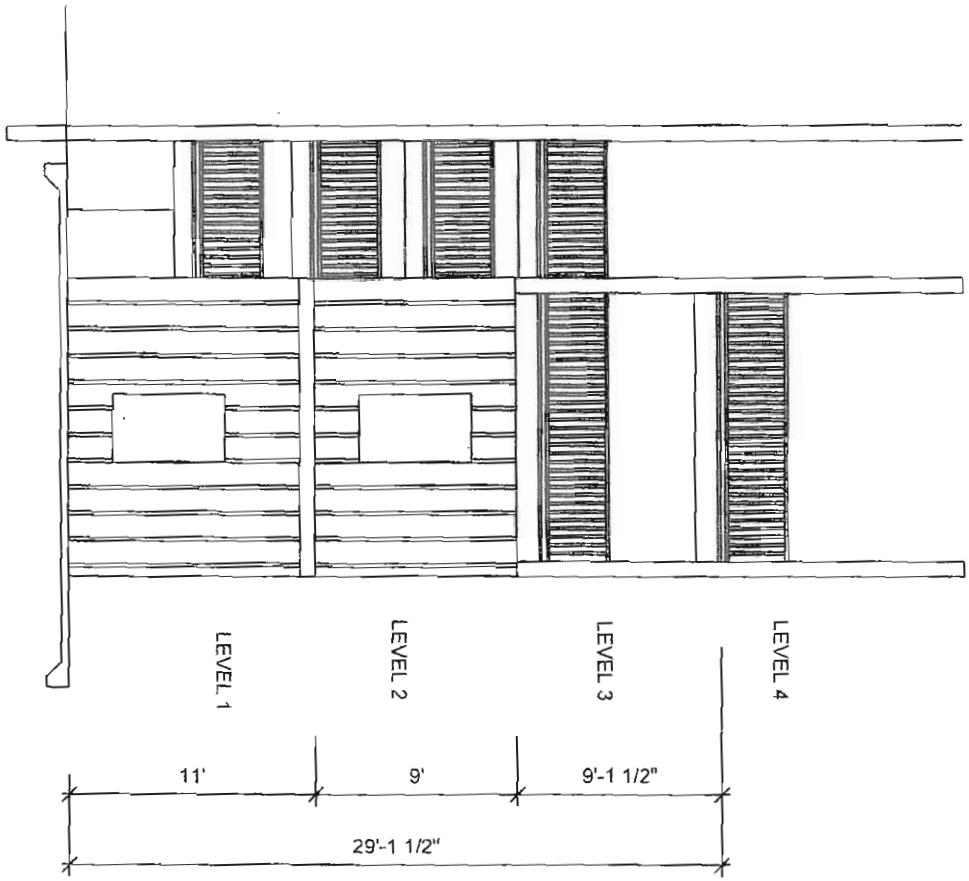
*Approved 1/8/14*  
*John Long Chairman PC*



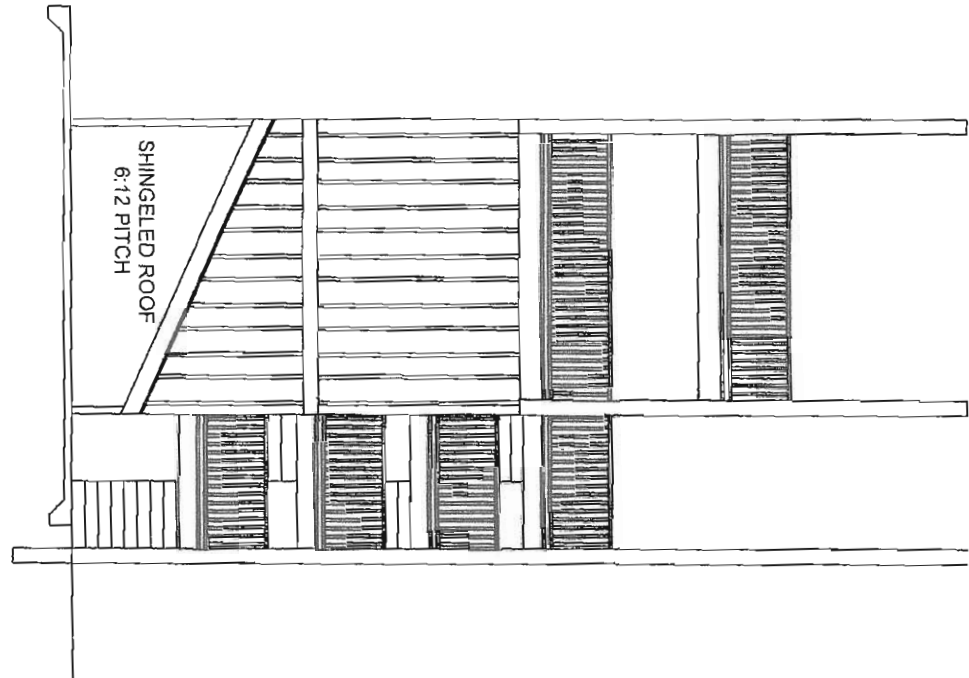


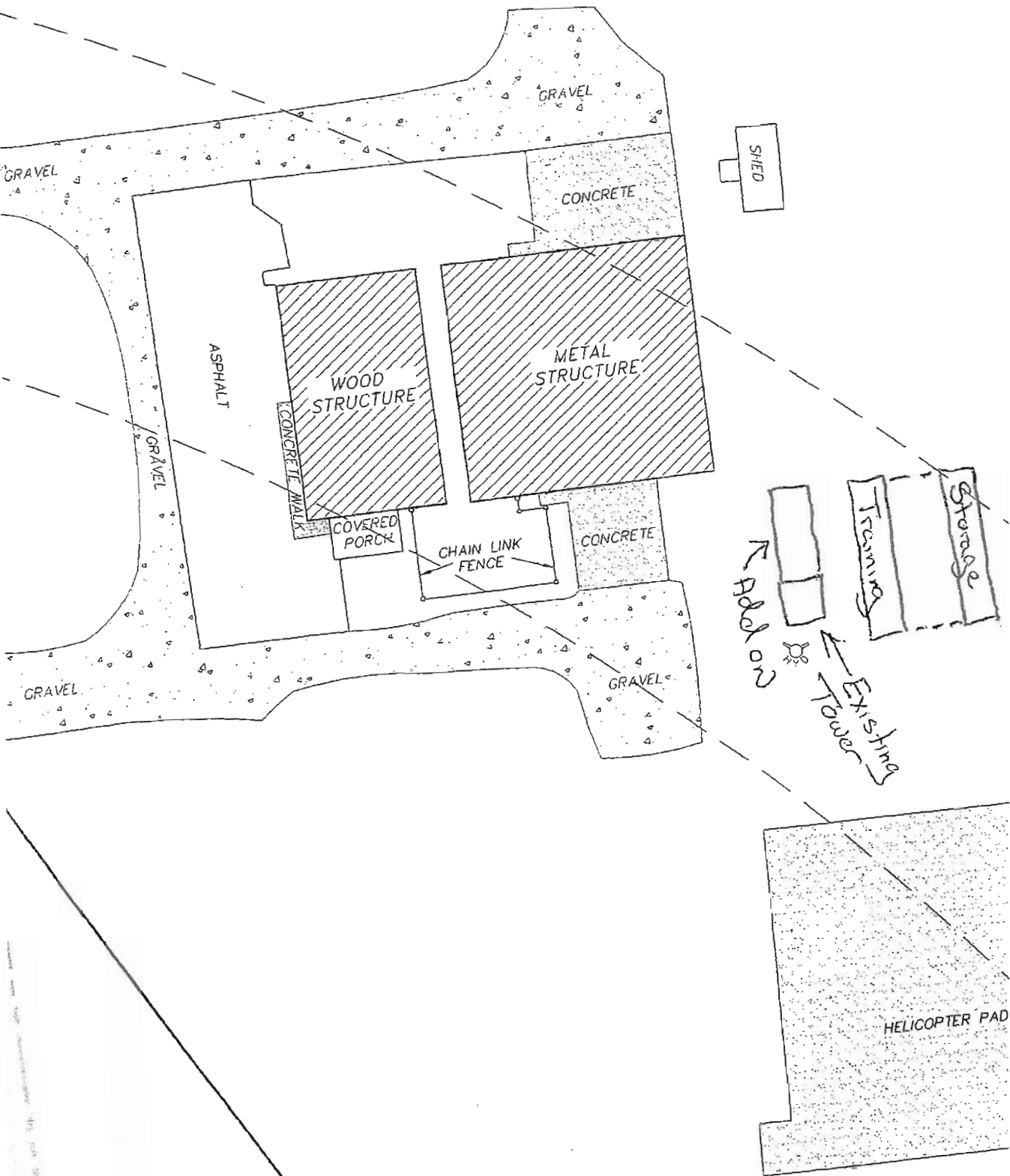


SOUTH ELEVATION



NORTH ELEVATION






**TOWN OF PERDIDO BEACH**  
**PLANNING AND ZONING COMMISSION**  
**2014 MEETING SCHEDULE**

MEETING LOCATION: TOWN HALL  
 9212 COUNTY RD 97  
 PERDIDO BEACH, AL. 36530  
 MEETING TIME: 6:30 PM

<b>MEETING DATE</b>	<b>APPLICATION DEADLINE DATE</b>
January 8, 2014	DECEMBER 9, 2013
FEBRUARY 5, 2014	JANUARY 6, 2014
MARCH 5, 2014	FEBRUARY 3, 2014
APRIL 2, 2014	MARCH 3, 2014
MAY 7, 2014	APRIL 7, 2014
JUNE 4, 2014	MAY 5, 2014
JULY 2, 2014	JUNE 2, 2014
AUGUST 6, 2014	JULY 7, 2014
SEPTEMBER 3, 2014	AUGUST 4, 2014
OCTOBER 1, 2014	SEPTEMBER 1, 2014
NOVEMBER 5, 2014	OCTOBER 6, 2014
DECEMBER 3, 2014	NOVEMBER 3, 2014

Approved the 8<sup>th</sup> day of January 2014

  
 \_\_\_\_\_  
 Steve Love, Chairman

## Mayor's Report

The Town Council met on November 19, 2013.

### Mediacom Franchise Agreement:

A public hearing was held to receive comments related to the proposed renewal of a franchise agreement between the Town and Mediacom for cable television service and competitive video service in the incorporated areas of the Town. Comments were received and recorded. Discussion of the public comments and the franchise agreement will continue at the Council Workshop Meeting of December 17, 2013.

**Mediacom Franchise Agreement was adopted at the December 17<sup>th</sup> Council Meeting.**

### Rights-of-Way:

*Mayor Parker reported on behalf of the Ad Hoc Property Search and Boat Launch Committee:* The committee met with Baldwin County Commission Chairman Charles Gruber on November 15, 2013 to discuss a prior offer from the County to the Town to transfer ownership of the western portion of Yupon Street from the County to the Town. The Committee requested that the Commission make a formal offer in writing for Council consideration. **No news from the BC Commission.**

*Councilman Hickey reported on behalf of the Public Works Committee:* Public Works is in the process of making improvements on Pensacola Avenue from Magnolia Street north to Pine Street. Improvements include filling, ditching and placement of a culvert at the juncture of Pensacola and Magnolia. **Not yet completed – work delayed awaiting relocation of utilities.**

### President Obama's Task Force on Climate Preparedness and Resilience:

Mayor Parker asks for input from the Planning Commission regarding the objectives of the Task Force (Request for Input – form attached) **Mayor Parker attended the first meeting of the Task Force in Washington DC on December 10<sup>th</sup>.**

### Change to Council Meeting Schedule:

Council Workshop is rescheduled from December 10, 2013 at 6:00pm to December 17, 2013 at 4:30pm.

**A pre-proposal has been submitted, with support of Town Council, to the EPA by The Nature Conservancy to conduct a resilience study for the Town. Below are excerpts from the pre-proposal document.**

**Decision-makers need critical information necessary to support choices for managing human and natural communities in the face of the coastal changes...**

**local decision makers often lack the tools to visualize future scenarios and identify alternatives for effective management (Frazier et al. in press (a)). As a consequence, they are unable to comprehensively integrate sea level rise and coastal hazard risks into their decision-making to reduce vulnerability, while simultaneously increasing the resilience of human and natural communities.**

The resilience study will complement the newly adopted Comprehensive Plan by initiating key recommendations and will specifically address four components:

- ☑ researching the steps and initiating the process for participation in the NFIP CRS;
- ☑ outlining and drafting components of a hazard mitigation plan;
- ☑ conducting a FORTIFIED evaluation of the Town Hall as an example for Town residents; and
- ☑ analyzing the Town's waterfront perimeter and identifying a suite of shoreline protection options.

The following outputs are anticipated for this project:

- ☑ Help develop a community resilience plan to complement the local Comprehensive Plan that provides options for hazard mitigation, CRS participation and enhancements to current infrastructure (both hardened and natural) for the community, adjacent ecosystems and local economies to become more resilient to coastal hazards and catastrophes.
- ☑ Attend at least three planning meetings and/or workshops with engaged citizens and the Town of Perdido Beach.
- ☑ Complete Quarterly Progress Reports and a Final Project Report.

The following outcomes are anticipated for this project:

- ☑ Nature-based alternatives are identified as options for coastal/shoreline protection and are considered as viable options by waterfront landowners.
- ☑ Expand the distribution and use of resiliency tool options for coastal communities and decision makers.
- ☑ Improve environmental awareness and engagement of coastal landowners in community and coastal resilience.

## **EDUCATION AND OUTREACH PLAN**

**SMART Objective:** By 2015, the Town of Perdido Beach will have a suite of tools available to increase both its coastal (nature-based solutions for shoreline protection) and community (hazards mitigation, CRS and FORTIFIED) resilience, as well as increasing awareness of these options and opportunities with Town residents.

NOTE: Word was received today (Jan. 8<sup>th</sup>) from The Nature Conservancy that EPA has asked for a full proposal to be submitted by Feb. 5, 2014.