

Town of Perdido Beach-Planning Commission Meeting
September 3, 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-September 3, 2014. Chairman Love called the Meeting to order at 6:34 PM.

Members Present: Chairman Steve Love, Mayor Patsy Parker, Commissioners: Mr. Tom Bloxham, Mr. Bill McGrath, Mr. Jim Brewer, Mr. John Dobbs, Mr. Gary Kiefer and Mrs. Lynn Thompson-Secretary.

Members Absent: Ms. Priscilla Condon

Others Present: Mrs. Diane Burnett-SARPC and Members of the Town

Invocation: Mayor Patsy Parker **Pledge of Allegiance:** Mr. Gary Kiefer

ITEM: Approve August 6, Regular Commission Meeting Minutes and August 14, 2014 Special Workshop

Motion by Mr. Kiefer seconded by Mr. Brewer to approve the August 6, 2014 minutes as presented.

No Discussion:

Roll Call:

“YES”

“ABSTAIN

“NO”

Mr. Bloxham

Mr. McGrath

Mr. Brewer

Chairman Love

Mayor Parker

Mr. Dobbs

Mr. Kiefer

Mrs. Thompson

All in favor, motion carried to approve the minutes as presented

ITEM: August 14, 2014 Special Workshop Meeting Minutes

Motion by Mayor Parker seconded by Mr. Bloxham to approve the August 14, 2014 Special Workshop Meeting Minutes.

Discussion:

CORRECTION: PAGE- 1 Include in wording in bold, “Areas in the 30’ building setback immediately”

Town of Perdido Beach Land Use and Zoning Ordinance –Section 13.9.3 (b) Additional wording in bold.

Unfinished Business:

1. Waterfront Buffer Zone:

Natural vegetation should be maintained and protected wherever and whenever possible. **Areas in the 30’ building setback immediately** adjacent to watercourses, wetlands and lakes should be left undisturbed wherever possible. ***The vegetation in the 30’setback may remove the majority of sediment and nutrients, keeping them from entering local waters. Larger setbacks will remove a greater amount of pollutants more consistently if a property owner chooses to do so.***

CORRECTION: PAGE-2 SPELL OUT “BEST MANAGEMENT PRACTICES” (BMP’S)

CORRECTION: PAGE-2 ADDED LAST PARAGRAPH

Town of Perdido Beach Master Plan 2030-Recommended Change to Page 12 –Living Shorelines

Shoreline Management:

It should be the goal of the Town to encourage the protection and enhancement of the Town’s abundant coastal resources.

PURPOSE AND GOALS OF THE SHORELINE MANAGEMENT PLAN

The purpose of the Shoreline Management Plan (SMP) is to serve as a comprehensive guide for managing project shoreline lands in a manner consistent with license requirements and project purposes. The overarching goal of the SMP is to ensure that shoreline development is consistent with the protection and enhancement of environmental, scenic, cultural, and recreational values.

Shoreline protection management are practices that provides erosion control; protects, restores or enhances natural shoreline habitat; and maintains coastal processes through the strategic placement of plants, stone, sand fill and other structural organic materials, where feasible.

Perdido Beach Citizens are encouraged to use the resources provided in the permitting process by Alabama Department of Natural Resources, State Land Division (ADCNR-SLD), Alabama Department of Environmental Management (ADEM), U.S. Army Corps of Engineers, Mobile District (USACE Mobile District) when determining how best to protect your shoreline property.

Roll Call:

“YES”

“ABSTAIN”

“NO”

Mr. Bloxham

Mr. McGrath

Mr. Brewer

Chairman Love

Mayor Parker

Mr. Dobbs

Mr. Kiefer

Mrs. Thompson

All in favor, motion carried to approve the minutes with corrections noted during discussion.

It was agreed that proposed changes to the Town of Perdido Beach Master Plan 2030 will be held on file to be reviewed again at the March 2015 Regular Planning Commission Meeting.

Public Comments:

Mr. Tom Bloxham made Public Comments as a *Public Citizen*
(Written Comments Attached)

Guest Speakers:

None

Officer's Reports:

Mayor's Report: (Written Report Attached)

Chairman's Report: None

South Alabama Regional Planning Commission (SARPC) Report: None

Hearing of Applications: None

New Business:

Unfinished Business:

For Commission Discussion:

1. Waterfront Buffer Zones
2. Regulation of Construction of Bulkheads
(See Minutes from Special Workshop)

ITEM: Motion by Mr. Brewer seconded by Mr. Dobbs to hold a Public Hearing at the next Regular Planning Commission to be held on October 1, 2014, at Town Hall at 6:30 PM to hear input from the Public either in favor of or against the proposed amendments to the Town of Perdido Beach Land Use and Zoning Ordinance.

All in favor motion carried to hold the Public Hearing.

Announcements:

- There will be a Public Hearing at the next Regular Planning Commission to be held on October 1, 2014, at Town Hall at 6:30 PM to hear input from the Public either in favor of or against the proposed amendments to the Town of Perdido Beach Land Use and Zoning Ordinance.
- Chairman Love will invite a representative from the regulatory division of the Alabama Department of Environmental Management (ADEM) and the Army Corp of Engineers to speak at the October Planning Meeting.

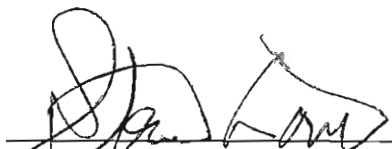
Next Planning Commission Meeting Dates:

Regular Meeting/Public Hearing -October 1, 2014, 6:30 pm, Town Hall

Motion to adjourn:

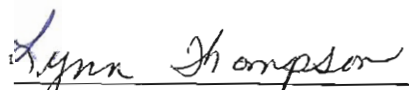
Motion by Mr. Dobbs, seconded by Chairman Love to adjourn.

All in favor. Meeting adjourned at 7: 47 pm.



Steve Love, Chairman

ATTEST:



Lynn Thompson, Secretary

What is a Master Plan?

Merriam Webster says it is "a plan giving overall guidance".

Dictionary.com says it is "a plan to develop or improve (land, a community, a building complex, or the like) through a long-range plan that balances and harmonizes all elements".

Oxford Dictionary says "a comprehensive or far-reaching plan of action".

MacMilland Dictionary says "a plan giving all the details of how you intend to succeed in doing something difficult".

Our town spent hundreds of hours developing a plan for our future and now we have decided to allow some short sighted people to gut the necessary protections and remove any teeth we had developed.

We now say the items we are removing are needed but we don't want to upset those short sighted people so we will just "play nice".

Why do we think that everyone is honest and that they care about their neighbor when we can see many instances where this is not true?

Laws are not for the honest, they are for those who want to ignore how their actions may hurt others.

Every day we say how we want our town to "stay the way it was" but then we don't want to establish protections to keep it that way.

We have been discovered now and anyone who thinks we can just hide and be a sleepy little community any longer has been totally brainwashed. Lets actually think about the future and not continue to give credence to those who would destroy it. The citizens need to understand and agree that our town needs protection to stay the friendly and safe community it has always been.

An agreement on paper is a contract. A discussion or statement without agreement is wishful thinking.

TOWN OF PERDIDO BEACH PLANNING COMMISSION MEETING

September 3, 2014

MAYOR'S REPORT:

On August 12, 2014, following a Public Hearing, the Town Council Adopted Ordinance 2014-04 Determination of the Town Council Regarding Proposed Text Amendment to the Town of Perdido Beach Land Use and Zoning Ordinance. The Planning Commission Recommendation was approved unanimously as recommended.

Also approved was Resolution 2014-09 Entering into and Executing a Contract With All Season's Lawn Service for lawn service at Town Hall. This contract will expire on September 31, 2014 at the end of the Town's fiscal year. The Town currently is accepting proposals for a Lawn Service Contract for the 2014/2015 Fiscal Year.

The Council also approved unanimously Resolutions 2014-09 and 2014-10 awarding contracts for the repair of Riggs Street. The engineering contact was awarded to Volkert, Inc. and the construction contract to Gene's Dozer. Agreements are signed and work is scheduled to begin on engineering as soon as possible.

Other work for repairs to damage as a result of the April Flood is out for bids with request for bids to be returned no later than Monday September 9th.