

Town of Perdido Beach- Planning Commission
June 3, 2015-6:30 pm-Town Hall

The Planning Commission of the Town of the Perdido Beach held its regular meeting at the Town Hall on June 3, 2015. Mr. Jim Brewer, Chairman called the Meeting to order at 6:33 pm.

Members Present: Commissioners: Mr. Tom Bloxham, Chairman Jim Brewer, Mr. Gary Kiefer, Mr. John Dobbs, and Mrs. Lynn Thompson-Secretary.

Members Absent: Mr. Bill McGrath, Ms. Priscilla Condon, Mr. Steve Love and Mayor Patsy Parker

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

Invocation: John Dobbs **Pledge of Allegiance:** Tom Bloxham

Public Hearing: The Public Hearing scheduled for the June 3, 2015 Planning Commission Meeting was postponed, due to the wrong date being advertised. (Hearing Notice Attached)

Chairman Brewer asked for a motion to reschedule the Public Hearing at the next regular scheduled Planning Commission Meeting.

ITEM: Motion to reschedule Public Hearing

Motion by Mr. Dobbs seconded by Mr. Kiefer to reschedule the Public Hearing at the July 1, 2015 Planning Commission Meeting to hear comments regarding recommended changes to the Master Plan 2030.

Roll Call:

"YES"

"ABSTAIN"

"NO"

Mr. Bloxham

Mr. Dobbs

Chairman Brewer

Mr. Kiefer

Mrs. Thompson

All in favor-motion carried unanimously to reschedule the Public Hearing

Public Comments: None

ITEM: Reading and approve the May 6, 2015 Regular Meeting Minutes.

Motion by Mr. Dobbs, seconded by Mr. Bloxham to approve the May 6, 2015 Minutes.

No Discussion:

All in favor, none opposed -motion carried unanimously to approve the minutes as presented.

Officer's Reports:

Mayor's Report:

In the Mayor's absence, Chairman Brewer read aloud Mayor Parker's written report. (Report Attached)

Chairman's Report: No Report

(SARPC) Representative Report:

Mrs. Diane Burnett gave the Commission information about the Alabama Department of Economic and Community Affairs (ADECA); Law Enforcement and Traffic Safety, (LETS) Program .

Unfinished Business:

• **GOAL: IMPROVE WATER QUALITY BY MEANS OF:**

- **Waterfront Buffer Zones**
- **Shoreline Stabilization**

Land Use and Zoning Ordinance: **Article XXIII-Section 13.9.1 Erosion Control 13.9.3 (b) (Page 40)**

Discuss changes to existing verbiage: (Wording in bold were added for discussion at August 14, 2014 Special Workshop)

- **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.**

After discussion the Planning Members agreed on the recommended change. Justification for these recommendations are found in the Land Use and Zoning Ordinance book on pages 35 (13.1.2.b), page 40 Section 13.9.3 (b) and pages 17 & 18 (Section IV Residential Districts).

Recommendations to the Town Council to amend the Land Use and Zoning Ordinance will be considered at the next Planning Meeting.

- **Shoreline Stabilization:**

Discuss changes to Town Land Disturbance Application

1. Under "Project Description"- Type of Activity- "add" Shoreline Stabilization to the existing list of Filling, Grading, Excavating and Dredging.

After discussion the Commission agreed to " add" Shoreline Stabilization to the Land Disturbance Application and the statement "Town reserves the right to inspect the improvement" above the Applicant Signature line.

2. Procure for distribution of educational materials on methods of Shoreline Stabilization

- **Still gathering for materials for distribution**

Other Unfinished Business:

Regulation of Construction of Bulkheads

Land Use and Zoning Ordinance: **Section 13.3.2 Residential Dwellings**

Section 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.

After further discussion the Commission agreed to remove this item from Other Unfinished Business, as it is being addressed as part of "Shoreline Stabilization".

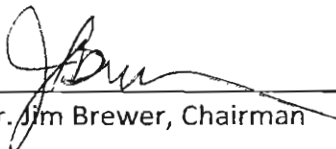
Announcements:

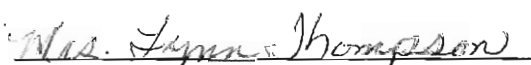
- Next Regular Planning Commission Meeting: July 1, 2015-6:30 pm.

Adjournment:

Being no further business there was a motion by Mr. Bloxham, seconded by Mr. Kiefer to adjourn. The meeting ended at 7:35 pm.

ATTEST:


Mr. Jim Brewer, Chairman


Mrs. Lynn Thompson, Secretary

NOTICE

Notice is hereby given that a Public Hearing will be held by the Perdido Beach Planning Commission on Wednesday, June 6, 2015 beginning at 6:30 p.m. at the Town Hall- 9212 County Road 97, Perdido Beach, Alabama. The Planning Commission will consider a proposed amendment to the Town of Perdido Beach Master Plan 2030, as it pertains to page 12, "Living Shorelines Section".

The public is invited to attend this public hearing to voice an opinion for or against the proposed amendment. Written comments should be addressed as follows: **PUBLIC HEARING-9212 County Rd 97, Perdido Beach, AL 36530**

Recommended change: [From 08-14-2014 Planning Commission Special Workshop Consider citizen request to remove page 12 of Town of Perdido Beach Master Plan 2030 "Living Shorelines Section"/replace with a statement that promotes Best Management Practices approach to protecting shorelines.](#)

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."

Planning Commission Meeting Agenda
Town Hall-June 3, 2015-6:30 pm

1. **Call to Order:**
2. **Roll Call:**
3. **Invocation and Pledge of Allegiance:**
4. **Public Hearing-“Master Plan 2030”**

Scheduled Public Hearing will not be held until further notice. Hearing notice posted advertised incorrect meeting date.

(Meeting Notice attached)

Open Public Comment Period:

The Planning Commission will hear comments from the Public in favor of or against the proposed change to the Town of Perdido Beach Master Plan 2030.

Recommended change: From 08-14-2014 Planning Commission Special Workshop

Consider citizen request to remove page 12 of Town of Perdido Beach Master Plan 2030 “Living Shorelines Section”/replace with a statement that promotes Best Management Practices approach to protecting shorelines.

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

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Close Public Hearing:

Comments from the Planning Commission Members:

5. **Hearing of Applications:**
6. **Reading and Approval May 6, 2015 Regular Meeting’s Minutes**
7. **Public Comments:**
8. **Guest Speakers:**

9. Officer's Reports:

- Mayor's Report
- Chairman's Report
- SARPC Representative Report

10. Unfinished Business:

- **GOAL: IMPROVE WATER QUALITY BY MEANS OF:**
 - **Waterfront Buffer Zones**
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Land Use and Zoning Ordinance:

- **Article XXIII-Section 13.9.1 Erosion Control 13.9.3 (b) (Page 40)**

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Discuss changes to Town Land Disturbance Application

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- 2. Procure for distribution of educational materials on methods of Shoreline Stabilization**

11. Other Unfinished Business:

Regulation of Construction of Bulkheads

Land Use and Zoning Ordinance:

- **Article XIII-Section 13.3 Residential Docks, Piers and Related Structures**

- **Section 13.3.2 Residential Dwellings**

Section 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.

12. New Business:

13. Announcements:

- Next Regular Planning Commission Meeting: July 1, 2015-6:30 pm.

12. Adjournment:

Mayor's Report to the Planning Commission

June 3, 2015

Storm Water Management Grant Application: Letter received June 1, 2015 confirming approval by Alabama Coastal Area Management Program (ACAMP) contingent on final approval from NOAA. Grant to begin on October 1, 2015. Mayor recommends the Planning Commission consider a resolution at their July Meeting congratulating the Council for submission of the grant application and in support of acceptance of the grant, when awarded.

Property Purchase Proposal: Property sold into private ownership 5-12-15