

Town of Perdido Beach- Planning Commission
July 1, 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 July 1, 2015. Mr. Jim Brewer, Chairman called the Meeting to order at 6:33 pm.

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

Members Absent: Mr. Bill McGrath

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

Invocation: Mayor Parker **Pledge of Allegiance:** Steve Love

ITEM: Public Hearing: Proposed amendment to Town of Perdido Beach Master Plan 2030
Proposed amendment below:

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.

Chairman Brewer opened the Public Hearing and asked for comments from the Public:

Mr. Tom Cunningham-Town Resident signed up to speak.

Chairman Brewer then closed the Public Comment Period.

Chairman Brewer then asked each Planning Commission Members for their Comments.

Discussion:

Chairman Brewer then closed Public Hearing.

ITEM: Motion by Mrs. Condon, seconded by Chairman Brewer to consider citizen request to remove page 12 of the Town of Perdido Beach Master Plan 2030-*Living Shorelines Section* and replace with statement that promotes Best Management Practices approach to protecting shoreline.

Discussion:

Chairman Brewer called for a roll call vote.

<u>"YES"</u>	<u>Roll Call:</u> <u>"ABSTAIN"</u>	<u>"NO"</u>
	Mr. Bloxham	
Ms. Condon Chairman Brewer		Mayor Parker
Mr. Love		Mr. Dobbs Mr. Kiefer Mrs. Thompson

Motion to 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 failed for lack of a majority vote.

Applications: None ←

ITEM: Reading and approval of the June 3, 2015 Regular Meeting Minutes.
Motion by Ms. Condon, seconded by Mr. Dobbs to approve the June 3, 2015 Minutes.

No Discussion:

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

Officer's Reports:

Mayor's Report:	(Report Attached)
Chairman's Report:	No Report
(SARPC) Representative Report:	No Report

Unfinished Business:

ITEM: 1. Shoreline Stabilization:

- ***Changes to Town Land Disturbance Application***

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 endorse making three additions to the Land Disturbance Application under "PROJECT DESCRIPTION"

1. *"add" Shoreline Stabilization;*
2. *"add" the statement "Town reserves the right to inspect the improvement" above the Applicant Signature line. The Commission discussed making it clear that the Town in inspecting the improvements was to ensure that the approved plan is being followed and not to pass judgment on the project itself;*
3. *"add" wording- Yes or No_____ I have received educational materials relating to shoreline stabilization.*

ITEM: Motion by Ms. Condon, seconded by Mr. Love to approve the endorsement of the changes/additions to the Land Disturbance Application.

There was an "All in favor" vote for the endorsement of the changes to the Land Disturbance Application.

ITEM: 2. Waterfront Buffer Zone:

Land Use and Zoning Ordinance Article XXIII- 13.9 Erosion Control (b)

Discussion:

After much discussion the Commission agreed to add from Town of Perdido Beach Subdivision Regulations Section 12.11.3 a (1) Design Requirements, to the existing statement -page 40 Land Use and Zoning Ordinance Article XXIII- 13.9 Erosion Control (b).

Town of Perdido Beach Land Use and Zoning Ordinance Article XXIII- 13.9 Erosion Control (b) Page 40

(b) Natural vegetation should be maintained and protected wherever and whenever possible. Areas immediately adjacent to watercourses, wetlands and lakes should be left undisturbed wherever possible.

Town of Perdido Beach Subdivision Regulations- Section 12.11.3 a (1) Design Requirements P-33 & 34

1. No land-disturbing activity shall be permitted in proximity to a lake, natural watercourse, or adjacent property where applicable unless a buffer zone of not less than 30 feet is provided along the boundary of sufficient width to confine visible siltation and/or prevent erosion, provided that the land-disturbing activity is not in connection with the construction of facilities to be located on, over, or under a lake, natural watercourse or adjacent property.

ITEM: Motion by Ms. Condon, seconded by Mr. Bloxham to hold a Public Hearing at the next regular scheduled Planning Commission Meeting on August 5, 2015 to hear public comments either in favor of or against the proposed change to the Land Use and Zoning Ordinance Article XXIII Section 13.9 Erosion Control (b)

Chairman Brewer called for a roll call vote.

Roll Call:

"ABSTAIN"

"NO"

"YES"

- Mr. Bloxham
- Ms. Condon
- Chairman Brewer
- Mayor Parker
- Mr. Love
- Mr. Dobbs
- Mr. Kiefer
- Mrs. Thompson

Motion carried unanimously to hold a Public Hearing at the August 5, 2015 Planning Meeting.

NOTICE OF PUBLIC HEARING WILL ADVERTISE THE PROPOSED AMENDMENT TO THE LAND USE AND ZONING ORDINANCE ARTICLE XXIII-SECTION 13.9.3 (B) AS FOLLOWS:

Land Use and Zoning Ordinance Article XXIII- 13.9 Erosion Control (b).

(b) Natural vegetation should be maintained and protected wherever and whenever possible. Areas immediately adjacent to watercourses, wetlands and lakes should be left undisturbed wherever possible.

No land-disturbing activity shall be permitted in proximity to a lake, natural watercourse, or adjacent property where applicable unless a buffer zone of not less than 30 feet is provided along the boundary of sufficient width to confine visible siltation and/or prevent erosion, provided that the land-disturbing activity is not in connection with the construction of facilities to be located on, over, or under a lake, natural watercourse or adjacent property.

New Business:

Write a Resolution congratulating the Town Council for submission of and in support of acceptance of the storm water management grant, when awarded. (Waiting for approval from National Oceanic and Atmospheric Administration (NOAA)).

Announcements:

- Next Regular Planning Commission Meeting/Public Hearing August 5, 2015-6:30 pm.

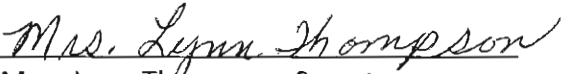
Adjournment:

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



Mr. Jim Brewer, Chairman

ATTEST:



Mrs. Lynn Thompson, Secretary

Town of Perdido Beach Planning Commission Meeting

July 1, 2015

Mayor's Report

There was **no Council Meeting in July** due to lack of a quorum. Members attending – Mayor Patsy Parker and Councilmembers Ellen Leslie and Sean Hickey. Councilmembers absent – Gary Fishbein, Priscilla Condon and Andy Holk.

Street Repairs Related to April 2014 Flood: Riggs Street repairs are complete. Other repairs are pending – work is scheduled to be completed before October 1, 2015.

ACAMP Grant for Storm Water Management Plan: A formal notification has been received from the Alabama Department of Conservation, State Lands Division that the grant is approved pending NOAA approval. Depending on final approval from NOAA, the life of the grant is October 1, 2015 through September 30, 2016.

Property Purchase Proposal: The lot at the southeast corner of Escambia Ave. and Magnolia Street is back on the market for sale – advertised sale price \$275,000.00. The boat house lot is not included.



Town of Perdido Beach Land Disturbance Application

Baldwin County Planning & Zoning Dept. (Foley Office)
 201 East Section Ave. Foley, Al. 36535
 251-972-8523 Fax 251-972-8520

Town of Perdido Beach
 9212 CR 97 Perdido Beach, Al. 36530
 251-962-2200 Fax 251-962-2206

Applicant

Are you the property owner? YES NO
 (If you are not the property owner you must submit Owner Authorization Form signed by the property owner)

Name: _____ Date: _____

Mailing Address: _____

City: _____ State: _____ Zip code _____

Telephone: (____) _____ - _____ Fax: (____) _____ - _____ e-mail: _____

Site Information

Parcel ID Number: 05- _____ - _____ - _____ - _____ - _____

Physical Address (E-911): _____

Subdivision/Lot/Unit No: _____

Are there existing structures on the property? YES NO If yes, please describe: _____

Erosion Control

Revegetation Plan : YES NO Erosion Control Plan : YES NO Proposed Installation Date: _____ License No. :: _____

Comments: _____

Preparer Signature: _____ Date: _____

Project Description

Type of Activity: Filling Grading Excavating Dredging Shoreline Stabilization

Is there existing vegetation on the site? Yes No I have received educational materials relating to Shoreline Stabilization

If so what type? i.e. trees, bushes, etc. _____

Is the project greater than 1 acre of disturbance? Yes No

If yes, a Notice of Registration will be necessary. Call ADEM at 432-6533

Notice of Registration # : _____

Corps of Engineers Permit (where applicable) Yes No

Is the project located below the 10 foot contour? Yes No

Is this project greater than 5 acres of disturbance? Yes No

If yes, a Coastal Consistency permit and a Notice of Registration from ADEM will be necessary.

Call 432-6533 for more information.

Description of Work _____

This certificate is valid for a six (6) month period after date of issuance. I hereby certify that the information stated on and submitted with this application is true and correct. I also understand that the submittal of incorrect information will result in the revocation of this permit and any worked performed will be at the risk of the applicant.

Town Reserves the Right to Inspect the Improvement

Applicant Signature: _____ Date: _____

Office Use Only

Zoning Classification: _____ Flood Zone: _____ Culvert Permit Site Plan Agent Authorization State Lands Permit # _____

____ U.S. Army Corp. Permit # _____ U.S. Fish & Wildlife Permit # _____ Potential Wetlands YES NO

Decision: APPROVED DENIED

Comments: _____

Zoning Administrator (or designee) Signature: _____ Date: _____