

Town of Perdido Beach- Planning Commission
February 3, 2016-6:30 pm-Town Hall

The meeting was called to order by Chairman Jim Brewer at 6:30pm.

Members Present: Commissioners: Chairman Jim Brewer, Vice-Chairman John Dobbs, Mayor Patsy Parker, Mr. Tom Bloxham, Mr. Steve Love, and Mr. Gary Kiefer

Members Absent: Councilwoman Condon, Mr. Jerry Reagan and Lynn Thompson-Secretary

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

Invocation: Mayor Patsy Parker

Pledge of Allegiance: Commissioner Steve Love

Hearing of Applications: None

ITEM: Reading and approval of the January 6, 2016 Regular Meeting Minutes.

Motion by Mr. Dobbs, seconded by Mr. Bloxham to approve the January 6, 2016 Minutes.

No Discussion: Minutes were approved as presented.

Public Comments: None

Guest Speakers: None

Officer's Reports:

Mayor's Report: (Written Report Attached)

Chairman's Comments: None

(SARPC) Representative Report: None

Unfinished Business:

- Discuss Subdivision Regulations Section 7.2.3 Public Hearing and Notices (copy attached). **Motion** by Commissioner Steve Love to adopt notification policy as follows: "Notices of Public Hearings will be sent to Planning Commission Members and Adjacent Property Owners at least 15 days prior to such Public Hearings". **Second** by Commissioner Tom Bloxham. Discussion. All voted in favor – the motion carried. Administration will be advised of the notification policy as adopted and approved by the Planning Commission.
- Discuss Subdivision Regulations Section 12.6.7 Frontage on Improved Roads (copy attached). After discussion Commission agreed that no changes are necessary at this time.

New Business: Commissioner Bloxham asked that the Commission consider adding a public comment period at the end of the meeting.

Announcements:

- Next Regular Planning Commission Meeting March 2, 2016, 6:30 pm.

Adjournment:

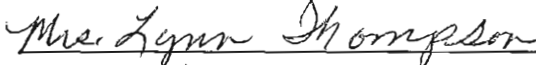
Being no further business there was a motion by Commissioner Bloxham, seconded by Commissioner Dobbs to adjourn.

The meeting adjourned at 7:30 pm.

ATTEST:



Mr. Jim Brewer, Chairman



Mrs. Lynn Thompson, Secretary

Town of Perdido Beach Subdivision Regulations

7.2.2 Filing and Advertising Fees

In order to defray the Town's costs in the course of review and approval and costs of revisions to maps and regulations, there shall be paid to the Town the following sums:

- 7.2.2.1 The appropriate fee shall accompany the preliminary plat to cover the administrative costs of the Planning Commission.
- 7.2.2.2 The total of all postage for certified letters to adjacent property owners.
- 7.2.2.3 All Fees associated with professional review.
- 7.2.2.4 The actual sum of money as required by the Baldwin County Probate Judge shall accompany the final plat to cover recording costs.

Fees are not subject to refund or adjustment.

7.2.3 Public Hearing and Notices

Prior to the approval of the preliminary plat, the Planning Commission shall first hold a public hearing. Notice of such public hearing shall be sent to all adjoining landowners by registered mail as their names appear upon the plats of the Baldwin County Tax Assessor's Office, posted at Town Hall and on the town's official website.

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Such notices shall be sent at least five (5) days prior to the date of the public hearing. Any plat submitted to the Planning Commission shall contain the name(s) and address(s) of all persons to whom notice of a public hearing shall be sent.

7.2.4 Approval or Denial

The Planning Commission will review the plat and decide approval, denial, or approval subject to modifications. If the Planning Commission denies the preliminary plat, the reasons for such action shall be stated in writing upon the records of the Commission, and reference shall be made to the specific section(s) of the regulations or ordinance with which the preliminary plat does not comply. If approved subject to modifications, the nature of the required modifications shall be indicated.

12.6.7 Frontage on Improved Roads

- a. No subdivision shall be approved unless the area to be subdivided shall have frontage on an existing publicly maintained street of not less than 30 feet as provided in 12.6.15 Common Driveways.
- b. No subdivision shall be approved unless the area to be subdivided shall have frontage on, and access from:
 1. An existing publicly maintained paved street; or
 2. A street upon a previously approved plat and recorded in the Baldwin County Probate Judge 's Office. Such street or highway shall be suitably improved as required by rules, regulations, specifications, or orders, or be secured by an improvement guarantee required under these subdivision regulations, with the width and right-of-way required by these subdivision regulations.

12.6.8 Topography and Arrangement

Roads shall be related appropriately to the topography. Minor streets shall be curved wherever possible to avoid conformity of lot appearance. All streets shall be arranged so as to obtain as many as possible of the building sites at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided. Specific standards are contained in Section 12.6.16 Street Design Standards.

- a. All proposed streets shall be properly integrated with the existing system of streets.
- b. All arterials shall be properly related to specific traffic generators such as industries, business districts, schools, churches, and shopping centers; to population densities; and to the pattern of existing and proposed land uses.
- c. Minor streets shall be laid out to conform as much as possible to the topography, to discourage use by through traffic, to permit efficient drainage and utility systems, and to require the minimum number of streets necessary to provide convenient and safe access to property.
- d. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless in the opinion of the Planning Commission such extension is not necessary or desirable for the coordination of the

Mayor's Report to the Planning Commission 2-3-16

Storm Water Management Plan

Special Council Meeting scheduled for Friday, February 5, 2016 to select an engineering firm to complete the plan.

January 11, 2016 Council Meeting:

- 2015/2016 Town Operating Budget Approved
- Ad Hoc Property Search Committee Recommendation: Seek an appraisal on a 50' wide lot north of Resmondo Boat Works, bordered on the east side by Co. Rd. 97 and on the west side by Palmetto Creek for the purpose of constructing a pier for use by the VFD and possibly a boat launch for community use, contingent on obtaining a site visit by the regulatory agencies.
 - Recommendation not approved by Council at this time (council asked for additional information).
 - Update:
 - The Board of Directors of the VFD declined the Town's proposed offer to construct a pier on their behalf.
 - Special Ad Hoc Committee Meeting scheduled for 10:00 am on Feb 23, 2016 for a site visit by the COE and ADEM
- Approved Resolution Adopting Public Works "Work Order" Policy
- Discussed Reallocation of Deep Water Horizon Mitigation Funds to Repurpose Town Storage Building to a Community/Town Meeting Facility
- Started discussion and plans on Planning Commission Recommendations from Master Plan.