

Town of Perdido Beach- Planning Commission  
May 4, 2016-6:30 pm-Town Hall

The Planning Commission of the Town of the Perdido Beach held its regular meeting at the Town Hall on May 4, 2016. Chairman Brewer called the Meeting to order at 6:30 pm.

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

**Members Absent:** Council Member Priscilla Condon, Mr. Jerry Reagan and Mr. Steve Love

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

**Invocation:** Mr, Dobbs                      **Pledge of Allegiance:** Chairman Brewer

**Hearing of Applications:**        None

**ITEM:** Read and approve the April 6, 2016 Regular Meeting Minutes.

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

**No Discussion:**

**“YES”**

**Roll Call:**

**“ABSTAIN”**

**“NO”**

Mr. Bloxham  
Chairman Brewer  
Mayor Parker  
Mr. Kiefer  
Mr. Dobbs  
Mrs. Thompson

All in favor-motion carried to approve the minutes as presented.

**Public Comments:**        None

**Guest Speakers:**        None

**Officer’s Reports:**

**Mayor’s Report:**                      (Written Report Attached)

**Chairman’s Comments:**              No Report

**(SARPC) Representative Report:**    No Report

**Unfinished Business:**

**New Business:**

**ITEM:** Review of R-1 Zones in the Land Use and Zoning Ordinance

**Discussion :**

There are several lots in Town that don’t meet the R-1 requirements to be considered conforming lots. Minimum Lot Area per Dwelling Unit 30,000 Square Feet Question-Does the Planning Commission need to look at all of those lots that don’t meet R-1 zoning requirement.

R-1 Single Family District: This zoning district provides for medium density residential development consisting of single family dwellings on medium lots and is limited to one dwelling unit per lot.

R-2 Single Family District: This zoning district provides for high density residential development consisting of single family dwellings on small lots and is limited to one dwelling unit per lot. Minimum Lot Area per Dwelling Unit 15,000 Square Feet

After discussion it was agreed that approximately 66% are conforming and approximately 33% are nonconforming.

Any lot of record can be sold.-*A lot which is a part of a recorded plat or a plot described by metes and bounds, the map and/or description of which has been recorded according to Alabama Law.*

After further discussion the Commission decided that any future variances could be looked at on a case by case basis.

**Variance:** A departure from the provisions of this ordinance relating to building and other structural setbacks, lot dimensions such as width, depth, or area, structure, or building height ,open space, buffers, parking or loading requirements, lot coverage, impervious areas, landscaping, and similar type ordinances. A variance may not involve the actual use of the property, building or structures, procedural requirements, or definitions.

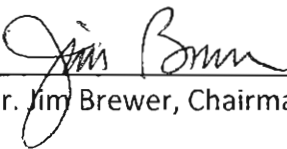
**Announcements:**

- Next Regular Planning Commission Meeting June 1, 2016-6:30 pm.

**Adjournment:**

Being no further business there was a motion by Mr. Dobbs, seconded by Mr. Bloxham to adjourn.  
The meeting ended at 6:54 pm.

**ATTEST:**

  
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Mr. Jim Brewer, Chairman

  
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Mrs. Lynn Thompson, Secretary

## Mayor's Report to the Planning Commission 5-4-16

### **Storm Water Management Plan**

Volkert representatives have been in Town evaluating present conditions in preparation for drafting the plan.

### **April 11, 2016 Council Meeting:**

- Council approved replacement of carpet in Town Hall with hard surface flooring contingent on repair of meeting room door. Both projects have been completed.
- Council rejected approval of an appraisal on a potential site for a Town pier and boat launch (property located adjacent to and north of Resmondo Boat Works.)  
Voting in favor of the appraisal: Councilmembers Sean Hickey and Ellen Leslie and Mayor Parker. Voting in opposition: Councilmembers Priscilla Condon, Andy Holk and Gary Fishbein.

**Application for Repurpose of Storage Building:** Follow up email sent today to the Governor's Office.