

Town of Perdido Beach- Planning Commission
August 3, 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 August 3, 2016. Chairman Brewer called the Meeting to order at 6:30 pm.

Members Present: Commissioners: Chairman Jim Brewer, Mr. Tom Bloxham , Council Member Priscilla Condon Mr. Jerry Reagan, Mr. Steve Love, Mr. John Dobbs, Mr. Gary Kiefer and Mrs. Lynn Thompson-Secretary.

Members Absent: Mayor Patsy Parker

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

Invocation: Mr, Dobbs **Pledge of Allegiance:** Steve Love

Hearing of Applications: None

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

Motion by Council Member Condon, seconded by Mr. Dobbs to approve the July 6, 2016 Minutes.

No Discussion:

“YES”

Roll Call:

“ABSTAIN”

“NO”

Mr. Bloxham
Mrs. Condon
Chairman Brewer
Mr. Love
Mr. Reagan
Mr. Dobbs
Mr. Kiefer
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: No Report

Chairman’s Comments:

Chairman Brewer reported that the Planning Commission would try to schedule a Special Workshop with Vince Jackson-Baldwin County Planning Director to learn more about “tiny houses” and “metal containers” being used for housing and how the trend relates to the Town’s Land Use and Zoning Ordinance regarding density.

(SARPC) Representative Report: No Report

Unfinished Business: None

New Business:

ITEM: Planning Commission 2015 recommendations to the Town Council found in the Master Plan 2030.

Final List of Recommendations from Master Plan 2030 to be presented to the Town Council:

Page 44 Incorporate “traffic calming” techniques (inside the town to reduce vehicle speeds).

Page 17 “Add wording”(Form a Committee to Obtain) Alabama Outstanding Water designation for all appropriate waterways.

Page 18 Create educational materials for use within the limits of the Town that identify regulatory agencies and their roles and responsibilities in overseeing water quality, shoreline usage, state-owned water bottoms and wetlands. Recommended partners are US army Corp of Engineers, ADEM, ADCNR, State Lands Division, SARCPC and Week’s Bay Reserve.

Create a training program for Town staff and appointed volunteer board members. (Training board members and staff in the requirements, responsibilities, processes and goals of their positions would improve the performance of the boards.) **Underlined portion not in the Master Plan.**

Page 59 Create a franchise fee agreement for sewer services to protect the citizens of the Town from unregulated utility charges, including rate ceiling.

Work with engineers to identify future needs for drainage and create a long-range master drainage plan.

Page 60 Seek funding from Coastal Zone Management grants to construct small scale public boat launches.

Page 67 Purchase or secure property for additional water access points.

ITEM: Motion by Council Member Condon, seconded by Mr. Love to approve and send to the Town Council the above referenced recommendations from the 2030 Master Plan.

No Discussion:

Roll Call:

“YES”

“ABSTAIN”

“NO”

- Mr. Bloxham
- Mrs. Condon
- Chairman Brewer
- Mr. Love
- Mr. Reagan
- Mr. Dobbs
- Mr. Kiefer
- Mrs. Thompson

All in favor, motion carried unanimously

Announcements:

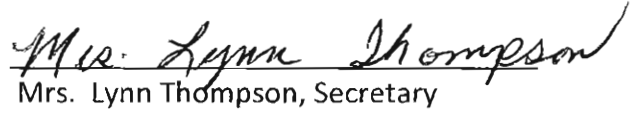
Next Regular Planning Commission Meeting September 7, 2016-6:30 pm.

Adjournment:

Being no further business there was a motion by Council Member Condon, seconded by Mr. Love to adjourn. The meeting ended at 7:20 pm.


Mr. Jim Brewer, Chairman

ATTEST:


Mrs. Lynn Thompson, Secretary

MAYOR'S REPORT ON PLANNING COMMISSION 2015 RECOMMENDATIONS
FROM THE TOWN OF PERDIDO BEACH MASTER PLAN

Planning Commission Meeting - August 3, 2016

Page 17 (1) Obtain Alabama Outstanding Water designation for all appropriate waterways. **Council Action:** **Councilmember Leslie will find out what the requirements are for obtaining. She is going to check with the Town of Magnolia Springs and do research to find out what is required to obtain the Alabama Outstanding Water designation.**

Request available water quality data from federal and state agencies including any trend station data obtained by the Alabama Department of Environmental Management (ADEM): *The ADEM Station data for the monitoring station at Escambia Ave/Perdido Bay location. Example: A few days after the April flood the fecal count was 700 fc per 100 ml compared to the usual single or double digit count.*

Page 18 (13) Create educational materials for use within the limits of the Town that identify regulatory agencies and their roles and responsibilities in overseeing water quality, shoreline usage, state-owned water bottoms and wetlands. Recommended partners are US Army Corp of Engineers, ADEM, ADCNR, State Lands Division, SARPC and Week's Bay Reserve. **Council Action:** **The Council recognizes and commends the Planning Commission for the work it has done to further the intent of this recommendation.**

(14) Create a training program for Town staff and appointed volunteer board members through the Week's Bay Reserve Training Program, which offers training on regulatory and compliance basics. **Council Action:** **Ongoing process with input from regulatory agencies, SARPC and Week's Bay Reserve.**

Page 35 (9) Incorporate "Traffic Calming" techniques. **Council Action:** **Councilman Hickey has investigated various types of traffic calming techniques including installation of speed bumps and has made the following recommendation to the Town Council. April 11, 2016 Council Workshop – Public Works Committee Recommendation: Install Traffic Calming Devices – 3 and 4 way stops at various locations. No action taken.**

Page 44 (3) Coordinate with Baldwin County and State of Alabama to construct a turning lane on U.S. Highway 98 at the CR97 intersection to avoid traffic congestion during peak commuter times. **Action:** ***On September 4, 2014 Mayor Parker attended a meeting of the South Alabama Regional Planning Commission Rural Planning Organization (RPO). The Town of Perdido Beach is a committee member of the RPO and Mayor Parker serves as Vice-Chairman of the RPO. At the September 4th meeting the "RPO Transportation Plan and Safety Needs List of Projects" was updated. The Town of Perdido Beach Master Plan Recommendations 2, 3 and 4, Page 44 are included on the list of projects for Baldwin County.***

On February 24, 2015, at the invitation of Baldwin County and the Alabama Department of Transportation, Councilman Sean Hickey (Public Works Committee

Chairman) and Mayor Parker met with representatives from Baldwin County Transportation and the Alabama Department of Transportation to discuss Town needs and/or requests within the County/State Jurisdiction. Presented to the Baldwin County and State Transportation Representatives were the above recommendations, which were added to the County/State plans to be implemented as funds become available.

(7) Develop an overall Pedestrian Walking Trail Plan. **Council Action: Statement was made that the Alabama Department of Transportation (ALDOT) is working on a plan for creating walking trails. There is not sufficient interest by this council at this time to pursue this recommendation.**

(10) Develop standards that ensure that streets and roadways are repaired when damaged by utility companies installing utilities. **Action: Standard procedures are to issue necessary permits, maintain communication with utility companies while work is being done and follow up to insure that possible damages are resolved.**

Page 45 (Objective) Establish a zip code (Beneficial for tax purposes) Action: This is not possible under current federal standards. It has been investigated to the extent of sending a letter to Congressman Bonner with no success.

Page 59 (6) Create a franchise fee agreement for sewer service to protect the citizens of the Town from unregulated utility charges, including rate ceiling. Action: No progress has been made on this recommendation.

(8) Work with engineers to identify future needs for drainage and create a long-range master drainage plan. **Action: This recommendation is in the process of being achieved and should be completed by the end of September, 2016.**

Page 60 (22) Seek funding from Coastal Zone Management Grants to construct a small scale public boat launch. Action: Grant funds have been allocated for this purpose and remain in the Town's bank account.

Page 67 (1) Purchase property to enlarge existing public beach. Action: A Town Hall Meeting was held in April, 2016 to present a proposal to the citizenry to purchase property located at Escambia Ave. and Magnolia St., which included a boat house lot on Palmetto Creek. Shortly after the proposal was made, said property sold, therefore was no longer available.

(2) Purchase or secure property for additional water access points. **Action: A Council Advisory Committee is appointed to research and make recommendation related to recommendation (1) and (2) of Page 67.**