

Town of Perdido Beach
Planning Commission Regular Meeting Minutes & Public Hearing
Al Thompson Community Center
September 5, 2018-6:30 pm

Call to Order: Chairman Head called the meeting to order at 6:35 pm

Roll Call:

Commission Members Present: Mayor Kae Hamilton, Chairman Chris Head, Vice-Chairman Hank Jordan, Commissioner Christi Koehle, Commissioner Bob Gross, & Commissioner Glenna Smith.

Commission Members Absent: Commissioner John LaGrone, Commissioner Andrew Stewart, & Commissioner Lynn Thompson

Invocation: Chris Head

Pledge of Allegiance: All

Hearing of Applications: PBTA-18003; Proposed Text Amendments to the Subdivision Regulations

- Report was read by Mayor Pro tem Steve Love. Background was provided as to how properties could not "successfully" receive e911 address, if the properties did not fall under proper subdivision regulations.

Public Comments: Community member spoke concerning his and his sister's parcel(s). His property was subdivided in 1978, but not recorded properly on county tax records. He would like to develop his properties, but with the current regulations, he was unable to do so... He finished by showing the future design of his properties.

Close Public Hearing - 7:00pm

Open Regular Planning Commission Meeting – 7:00pm

Approval of Prior Meeting's Minutes:

No minutes provided

Public Comments:

- Members of the Public spoke on matters pertaining to PBZ-18001. Members of the public provided written statements why they were opposed to this parcel being rezoned. (Written statements were collected and should be entered in as public record.)
- The public was notified PBZ-18001 was voted on at the "Special Meeting" held on Aug. 29th.
- The public did not realize the "Public Hearing" being held on Sept. 5th pertained to Subdivision Regulations Text Amendments.

Unfinished Business:

- PBZ-18003- Section 4-Jurisdiction:
 - Proposed amendments were created by Ms. Diane Burnett from SARPC and provided to the Planning Commission.
 - The Planning Commission accepted All revisions with the exception of Paragraph D.
 - "A request for an Exempt Family-Subdivision Letter and supporting documentation to substantiate any claim of exemption shall be submitted to the Town Clerk. Owners of exempt subdivisions shall be required to submit a plat to the Town of Perdido Beach Planning Commission but not pay any required fees. Exemption from the requirement for approval to subdivide does not constitute exemption from the requirements of other applicable regulations including but not limited to state law, zoning ordinance, Health Department requirements, or highway construction setbacks. Any subdivider who is circumventing the intent and substance of these regulations shall be required to submit a plat for review and approval by the Perdido Beach Planning Commission and shall be subject to the penalties under Section 10."

- **Roll Call Vote to Accept Text Amendments with the above revision:**

"Yes"	Roll Call Vote "Abstain"	"No"
Kae Hamilton Bob Gross Chris Head Hank Jordan Glenna Smith Christi Koehle		

New Business:

- Vice-Chair Jordan made a motion to rescind vote taken at Aug. 29 "Special Meeting" to rezone 2.62 acres. Parcel number 05-63-04-18-0-001-001.000 from R-1 Single Family District to OR-Outdoor Recreation.
 - According to the submitted information, the purpose of the request was to allow for a public park and pier with parking to provide access to a proposed public boat launch at the end of the State Street right of way.
 - Motion Seconded by Commissioner Bob Gross

"Yes"	Roll Call Vote "Abstain"	"No"
Hank Jordan Bob Gross Christi Koehle Glenna Smith Chris Head		Kae Hamilton

Motion carried 5-1 to rescind the vote previously taken at Aug. 29 "Special Meeting"

- Vice-Chair Jordan made a motion to recommend to the Council to NOT REZONE 2.62 acres, parcel number 05-63-04-18-0-001-001.000 from R-1 Single Family District to OR-Outdoor Recreation. To allow for a public park and pier with parking to provide access to a proposed public boat launch at the end of the State Street right of way.
 - Motion Seconded by Commissioner Bob Gross

Roll Call Vote
"Abstain"

"Yes"

Hank Jordan
Bob Gross
Christi Koehle
Glenna Smith
Chris Head

"No"

Kae Hamilton

Motion carried 5-1 to recommend to Council to NOT REZONE parcel number 05-63-04-18-0-001-001.000 from R-1 Single Family District to OR-Outdoor Recreation

Officers Report

Mayor's Report – Oct. 3, Application to Rezone R-1, Single Family District to R-2 Single Family District

Chairman's Report – No Report

SARPC Report – No Report

Announcements: Next Regular Planning Commission Meeting October 3, 2018

Adjournment:

Being no further business there was a motion by Commissioner Smith, second by Commissioner Koehle to adjourn.

All in favor, the meeting ended at 8:30 pm.



Chris Head, Chairman



Lynn Thompson, Acting Secretary