

February 9, 2017
Planning Commission
12191 Magnolia Springs Hwy.
Magnolia Springs, Al.
4:00 P.M.

1. Call to Order

Chairman Costigan called the meeting to order at 4:00 p.m.

2. Roll Call

Members present

Chairman – Mike Costigan
 Vice Chair – Bob Holk
 Karen Biel
 Rodney Hubble

Ben Dykema
 Steve Mobley
 Lewis Wood

Members not present

Nick Klarman
 Ed Stone

Diane Burnett with South Alabama Regional Planning Commission was also present.

3. Invocation and Pledge was led by Rodney Hubble

4. Approval of Minutes – May 14, 2015

There were no corrections or additions:

Motion by Member Holk, 2nd by Member Mobley to approve the minutes as present. All in favor. Motion carried.

5. Discussion - The Commons

Representatives for The Commons: Richard Davis & Donald Rowe

Mr. Davis explained that The Commons is a land condominium and they are requesting final plat subdivision approval. Because the lots are privately owned they don't have a resale market and can not go with a traditional mortgage loan. Mr. Rowe stated that he has completed the survey and made application to the county and to the town. Mr. Davis stated that they are applying for a PUD (Planned Unit Development) through the county. Member Holk stated that they could also apply for a PUD through the town since it is in our Planning Jurisdiction. He added that if The Commons try for subdivision approval there may be a problem with the lot sizes not meeting the town's subdivision regulations. Member Holk stated that there are some requirements on the plat that need to be met before approval: fire hydrants, paved streets, where utilities are located, utility easements and who will be responsible for maintaining common areas. Mr. Davis stated that Mr. Rowe would submit the drawing and he (Mr. Davis) would submit a copy of the subdivision covenants showing what the POA will maintain. Diane Burnett (SARPC) asked about the final plat approval that was given when the land condominium was approve. Chairman Costigan informed her that it was approved only by the county because the town was not incorporated at that time. Mrs. Burnett said that all the engineering should be with that final plat. She added that she didn't think this application could have the engineering because it's not part of building the project, it's really just a process to allow for additional funding. Mrs. Burnett reminded the Commission that when a final plat application is submitted the Planning Commission has 30 days to act on the application, unless they pull the application or all are in agreement to table it. She also informed the Commission according to the code we could not act on a final plat without a public hearing. With additional information needed and researched, it was decided by all parties to wait till the April meeting to review/act on the application.

6. Reports and/or announcements

Member Biel informed the Commission that two members are resigning:

Nick Klarman is moving to Fairhope.

Ed Stone has requested not to be reappointed.

Commission members were asked to think about two new members and to ask if them if they might be interested in serving on the Planning Commission. We will discuss it at the next meeting in April.

Rodney Hubble is up for reappointment - Commission agreed to recommend to the Town Council the reappointment of Rodney Hubble to the Planning Commission.

Chairman Costigan's term as Chairman is up and during discussion he agreed to accept the chairman position again.

Motion by Member Mobley, 2nd by Member Holk to reappoint Mike Costigan as chairman. All in favor. Motion carried.

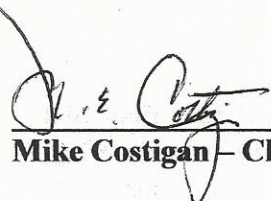
Chairman Costigan talked about our meetings being so far apart and that Member Biel suggested having quarterly meetings, even if it's only to approve the minutes from the last meeting. It was also discussed about reviewing our subdivision regulations for any changes that need to be made.

7. Adjourn

Motion by Member Biel, 2nd by Member Wood adjourn the meeting. All in favor. Motion carried.

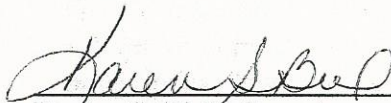
Meeting ended at 5:00 p.m.

Approved this the 13th day of April, 2017



Mike Costigan - Chairman

ATTEST:



Karen S. Biel - Secretary