

May 14, 2015  
 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**

**Members not present**

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

Ben Dykema  
 Steve Mobley

Lewis Wood  
 Ed Stone

Nick Klarman joined the meeting at 4:05 p.m.

Coy Morgan with South Alabama Regional Planning Commission was also present.

**3. Invocation and Pledge was led by Rodney Hubble**

**4. Approval of Minutes – April 9, 2015**

There were no corrections or additions:

**Motion by Member Mobley, 2<sup>nd</sup> by Member Hubble to accept the minutes. All in favor. Motion carried.**

**5. Public Hearing –Magnolia Farm Estates – Preliminary & Final Plat Approval**

Chairman Costigan opened the public hearing at 4:02 p.m.

**Tom Miller** who lives on Woodland Drive has concerns on who to contact should there be excessive water runoff from the project and if the sewer starts to backup. Member Holk stated that if there is a problem with the sewer than Baldwin County Sewer needs to be contacted. He added that if there is another 20 inch rain that he could let the town know if there is a problem.

**Steve Pumphrey** with Preble-Rish stated that from discussions at the last meeting he added a statement to the plat that reads: At the time of home construction on each lot and prior to the issuance of certificate of occupancy they have to do the following;

1. An over story tree shall be planted between the front setback line and the right-of-way, as per the Magnolia Springs Subdivision Regulations.
2. Install the drainage as shown on the document that will be filed with the final plat.
3. Install a driveway culvert according to the size specified on the chart that will also be filed with the final plat. That is also specified in the Magnolia Springs Subdivision Regulations

**Andy Bobe** an engineer with Preble-Rish stated that there will be drainage installed at the time of construction with retention on each lot. Each lot on the south property line will have to install a swell of 1 foot flat bottom, at a minimum of 120 feet long. With the general flow of water from the northwest to the southeast the flow will be cutoff by the swells on the lot lines and force the flow of water to the ditch.

**Chairman Costigan** closed the public hearing at 4:24 p.m. He asked the Commission if there was a motion on the Preliminary and Final Plat for Magnolia Farms Estates.

**Motion by Member Holk, 2<sup>nd</sup> by Member Biel to approve the preliminary and final plat submitted for Magnolia Farms Estates subject to the three additions to the plat that Mr. Pumphrey presented and the attachment of the drainage specifications. Six (6) Yeas' and one (1) Nay – Member Hubble. Motion carried.**

**6. Reports and/or announcements**

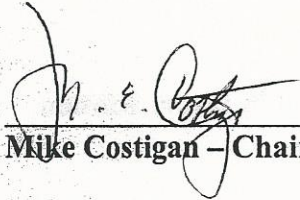
Member Biel stated that Mr. Pumphrey also informed her that Baldwin County has made some changes to their Subdivision Regulations. Mr. Pumphrey thought the town might want to talk with Seth Peterson about the changes. Member Biel suggested asking Mr. Peterson to attend one of our meetings to discuss the changes. Member Holk said that it would be a good idea since the County reviews the subdivision in our planning jurisdiction.

**7. Adjourn**

**Motion by Member Biel, 2<sup>nd</sup> by Member Mobley adjourn the meeting. All in favor. Motion carried.**

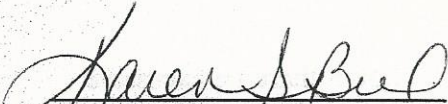
**Meeting ended at 4:29 p.m.**

**Approved this the 9<sup>th</sup> day of February, 2017**



**Mike Costigan – Chairman**

**ATTEST:**

  
**Karen S. Biel - Secretary**