

August 11, 2011
Planning Commission
12191 Magnolia Springs Hwy.
Magnolia Springs, Al.
4:00 P.M.

1. Call to Order

The meeting was called to order at 4:00 p.m.

2. Members present were

Chairman Mike Costigan	Vice Chair Bob Holk
Member Jennifer Haffner	Member Karen Biel
Member Rodney Hubble	Member Ed Stone
Member Jessica Yarbrough	Member Steve Mobley

Members not present

Mayor Charles Houser

3. Invocation and Pledge – Chairman Costigan

4. Approval of June 9, 2011 minutes

There were no corrections.

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

5. HMR Representatives – Christopher Baker and Tim Lawley

The firm HMR was asked by the Planning Commission to review two section in the Subdivision Regulations; Stormwater and Erosion Control. Christopher Baker introduced Tim Lawley who walked through the proposed outline that they submitted to the Commission. The outline includes all relevant and important information/requirements from the existing regulations and has been expanded and reorganized to be a more comprehensive and user friendly document; see attached. Councilmember Holk stated that he would like to see more protection on the amount of water flow into this area. Christopher also suggested adding in the design process that it would require a pre-consultation to get the local knowledge before they spend a lot of time and money on submitting a preliminary plat for approval, this would benefit both parties. Christopher stated that they would take any preliminary input from the Commission and then they could develop the regulations based on the outline and the input. Another area the Commission talked about was the section on the street sizes and it was determined that what was in our regulations was not Federal or State mandated, so therefore the Commission could change those sizes.

HMR will develop and send to the Commission before the next meeting:

1. Low impact design
2. Pre-design conference requirements
3. Some added definitions

6. Public Comment


No public comment.

With no other business:

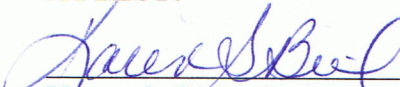
Motion by Member Mobley, 2nd by Member Hubble to adjourn the meeting.

Meeting ended at 4:52 p.m.

Approved this the 8th day of September, 2011


Mike Costigan - Chairman

ATTEST:


Karen S. Biel - Secretary