



## Bay Minette Planning Commission Regular Meeting Minutes

Minutes February 12, 2026

Monthly Meeting No. 2

The City of Bay Minette Planning Commission met in Regular Session on Thursday, February 12, 2026. The meeting was called to order at 8:00 a.m. by Chairman Todd Stewart, in the Council Chambers located in Bay Minette City Hall, at 301 D'Olive Street, Bay Minette, Alabama; this being the proper place, date and hour as advertised to hold such meeting.

**IN ATTENDANCE** At 8:00 a.m. the following members were present, and a quorum established

Todd Stewart, Chairman  
Neal Covington, Vice-Chairman  
Josh Brown, Mayor  
Chris Norman, City Council/Commission Member  
Rob Madison, Building Official/Commission Member  
Jim Faulkner, Commission Member  
Earl Emmons, Commission Member  
Kate Harrison, Commission Member  
Hiram Templeton, Commission Member  
Johnny (Ace) Franklin, Commission Member

**Commission Members absent**

Sara Davis, Commission Member

**Commission Members late**

None

**Other persons in regular attendance**

Clair Dorough, City Planner  
Jessica Powers, Finance Director  
Steven Stewart, Fire Inspector  
Tom Granger, Pillar, LLC  
Scotty Lewis, Attorney  
Haley Kearns, Community Relations Director  
Paula Bonner, Planner Associate  
Kristina Pittman, North Baldwin Chamber of Commerce

**Guests**

Barry L. Hurst  
Donnis Norman  
Derrick Bishop  
Ethel Higgins  
Karmen Still  
Joe Commerford  
Delores Bert  
Kecin Henz

**INVOCATION** Mr. Lewis presented the invitation, followed by the pledge.

**ITEM 3. Announcements/Registration to address the Commission**  
Chairman Stewart reported that the Baldwin County Tigers Varsity Boys Basketball Team won the 6A Championship.

**ITEM 4. Approval of the January 8, 2026, Regular Meeting Minutes**  
Mr. Covington made a motion to approve the January minutes as written. The motion was seconded by Mr. Templeton and carried unanimously.

**ITEM 5. Disclosure of Prior Communications and/or Conflicts of Interest**  
Chairman Stewart explained the requirement for disclosure of any prior communications and/or conflicts of interest.

**ITEM 6. Old Business**

**ITEM 7. New Business**

**a.) SE-26001, Comerford Custom Services, LLC Property Special Exception Approval Request**

Mrs. Bonner presented the Special Exception request to allow an Automobile Wrecking and Salvage use on property located at the northeast intersection of E. Ellis Street and Moran Street, zoned M-2, General Industrial District. The subject property is currently used as a contractor's storage yard, as the property owner leases space on the site to individuals and businesses for equipment storage. The property includes a 6-foot-high, 364.5-foot-long wooden fence along Moran Street and a 6-foot-high, 235.5-foot-long wooden fence along E. Ellis Street.

The site originally consisted of two parcels: PPIN 227664, containing 0.50± acres, and PPIN 377260, containing 8.00± acres. The parcels were recently combined through a common lot line reconfiguration (SD-25013) and now constitute a single parcel containing 8.55± acres.

The proposal is to allow Auto Medic Wrecker & Towing to lease a portion of the property for the temporary storage of towed vehicles, with the potential to construct a small office in the future. Any future structures would require site plan approval by the Planning Commission.

Mrs. Bonner reported that the staff recommendation for SE-26001, Comerford Custom Services, LLC Property – Special Exception request to allow Automobile Wrecking and Salvage is to recommend approval to the Board of Adjustment, subject to the following conditions:

1. The automobile wrecking and salvage area shall be enclosed by a solid fence of sufficient height to obstruct noise and view, in accordance with Article 8.10 and Article 7.16 of the Zoning Ordinance.
2. Submission of a copy of the signed and recorded plat of SD-25013, Replats of Lots 1 & 2 of Ram Subdivision, Slide 2693-C (including the slide number), and a copy of the recorded Authorized Configuration Notice of Action.

**Public Comments:**

- Barry L. Hurst, 511 Collier Avenue, expressed opposition due to potential traffic and property value concerns.
- Donnis Norman, 42233 Nicholasville Road, expressed opposition due to potential truck traffic and property value concerns.
- Derrick Bishop, pastor of Deliverance Ministries and owner of D&D Oaks Property, expressed opposition due to potential truck traffic.
- Ethel Higgins, 912 Moran Street, expressed opposition due to traffic concerns.
- Delores Bert, 908 Moran Street, expressed opposition due to existing street conditions, concerns about property values, potential truck traffic and noise. She also presented a petition in opposition with signatures to the Commission members.
- Joe Comerford, the property owner, explained that a portion of the site is currently being used by Donnie Wilson Trucking for equipment storage, which is permitted under the property's existing approved land use as a contractor laydown yard. He also stated that if Auto Medic were to operate on

the site in the future, vehicles would not remain on the property for more than 45 days. Mr. Comerford added that he intends to develop the lot in a manner that will enhance the surrounding area. He expressed a willingness to meet with neighboring property owners to discuss potential improvements and address concerns. Due to the strong concerns expressed by neighbors, he withdrew his Special Exception request.

The following topics were then discussed:

- The subject property is zoned M-2, General Industrial District, and currently has an approved land use as a contractor's yard.
- The recently installed fence is associated with the current approved use and is not related to the proposed request.
- The M-2 zoning allows many uses by right, as listed in the Table of Permitted Uses, which do not require review by the Planning Commission.
- Only the property owner can request a rezoning; a neighbor cannot.
- Mayor Brown returned to the meeting at 9:01 a.m., thanked Mr. Comerford for withdrawing his application and for being willing to speak with the community, and also thanked the public for attending. He encouraged both parties to meet to discuss the future development of the property.

Mayor Brown left the meeting at 8:42 a.m.

Councilman Norman stepped out at 8:43 a.m. to speak with citizens in the lobby and returned at 8:44 a.m.

Councilman Norman stepped out of the meeting at 8:43 a.m. to speak with citizens in the lobby. He returned to the meeting at 8:44 a.m.

**b.) RA-26001, Draft Stormwater Regulations**

Mr. Granger presented the draft stormwater regulations, which will apply to site plan applications and will not change the subdivision regulations. This item was presented for discussion only, and no action was taken. The item will be reviewed at the next meeting.

**c.) Updates & Upcoming Cases**

- Mrs. Bonner reported a Site Plan Approval request for property located on the west side of Crosby Road and the east side of the CSX Railroad to allow construction of a new 60' x 150' pole barn in an M-2 District.
- Mrs. Dorough reported a potential Rebuild Grant for improvements to the intersection of N. Dobson Avenue and W. 7th Street, including widening W. 7th Street.
- Mrs. Dorough also reported that, in addition to her current role, she has been appointed City Administrator.

**ITEM 8.**

**Reports & Comments**

**a.) Mayor/Council Report**

- Councilman Norman thanked the residents of District 5 for attending the meeting and Mr. Comerford for withdrawing his request.
- Mayor Brown returned to the meeting and reported discussions with the tenants which have occupied part of the old Standard Furniture for the past five (5) years regarding the potential to demolish a large portion of the site to expand their operations.

**Attorney**

None

**b.) Commission Members**

None

c.) **City Engineer Consultant Report**

None

d.) **City Staff**

Mrs. Dorough clarified that next week's City Council meeting has been moved from Monday to Wednesday due to the holidays.

e.) **Public Comments**

None

**ITEM 9. Adjournment**

With no further business, Chairman Stewart adjourned the meeting at 9:03 a.m. The next regular Planning Commission Meeting is scheduled for March 12, 2026.

DONE THIS THE 12<sup>th</sup> DAY OF FEBRUARY 2026



Chairman, Todd Stewart

ATTEST:



Paula Bonner, Planner Associate

**Motion Summary:**

**Item 4. Approval of the January 8, 2026 Regular Meeting Minutes**

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