



Bay Minette Planning Commission Regular Meeting Minutes

Minutes March 12, 2026

Monthly Meeting No. 3

The City of Bay Minette Planning Commission met in Regular Session on Thursday, March 12, 2026. The meeting was called to order at 8:03 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
Josh Brown, Mayor
Chris Norman, City Council/Commission Member
Rob Madison, Building Official/Commission Member
Earl Emmons, Commission Member
Jim Faulkner, Commission Member
Sara Davis, Commission Member
Kate Harrison, Commission Member

Commission Members absent

Neal Covington, Vice-Chairman
Hiram Templeton, Commission Member
Johnny (Ace) Franklin, Commission Member

Commission Members late

None

Other persons in regular attendance

Clair Dorough, City Planner
Jessica Powers, Finance Director
Steven Stewart, Fire Inspector
Lauren Collinworth, Attorney
Haley Kearns, Community Relations Director
Paula Bonner, Planner Associate
Kristina Pittman, North Baldwin Chamber of Commerce

Guests

Karmen Still

INVOCATION Chairman Stewart presented the invitation, followed by the pledge.

ITEM 3. Announcements/Registration to address the Commission

ITEM 4. Approval of the February 12, 2026, Regular Meeting Minutes
Mayor Brown made a motion to approve the February minutes as written. The motion was seconded by Mr. Faulkner 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.

Chairman Stewart rearranged the agenda to consider this item before New Business.

a.) Updates & Upcoming Cases

Mrs. Dorough reported the following:

- A flyer and sign-up sheet which was being circulated to register participants for the upcoming SARPC training at OWA Park on March 26, 2026. The training provides CAPZO credits.
- Update on proposed Take 5 Oil Change located at 101 McMeans Avenue.
- An update on the Gulf Coast Regional Early Childhood Service: the project, which received conditional approval on June 13, 2025, for the property at 2420 US Highway 31 South, has since expired. The applicant has purchased adjacent property and plans to reapply with a new proposal.
- April Agenda Items:
 - 1) Site Plan for property located on Crosby Road.
 - 2) Stormwater Regulations.
 - 3) Minor 2-lot Subdivision on Newport Road.

ITEM 8.

New Business

a.) RA-26001, Draft Stormwater Regulations

Mrs. Dorough presented a PowerPoint outlining the recommended changes to the draft stormwater regulations from the City's consulting engineer, Tom Granger. This item was presented for discussion only, and no action was taken. The following topics were discussed:

- New stormwater training available on the Baldwin County Website.
- To include stormwater runoff management requirements for multi-family and industrial site plans.
- The proposed amendments apply primarily to site plans within the Zoning Ordinance. A cross-reference will be included in the Subdivision Regulations.
- The size of the drainage easement will undergo further review to ensure it does not conflict with the Subdivision Regulations.
- Clarification of Article 12.01.08 regarding the type of materials for cross drainpipes, common driveway culvert pipes, and stormwater pipes.
- Article 12.01.05(j) addresses the 30' wetland buffer which is required by ADEM for jurisdictional wetlands.
- The need for a Land Disturbance Permit and the requirement of BMP's.
- Figure 12.3 illustrating lot grading and drainage issues were explained.
- The proposed stormwater regulation amendment will be on the April agenda for a public hearing.

ITEM 9.

Reports & Comments

a.) Mayor/Council Report

- Mayor Brown reported the following:
 - 1) An update on the proposed Hilton Hotel.
 - 2) A statement of neutrality that the City has released to the media regarding the proposed solar farm in Stockton.
 - 3) Schedule meetings between the City and both parties concerning the solar farm, as well as allowing them use of the Civic Center.
 - 4) Some City Council members will be traveling to Washington, D.C., this week
 - 5) Update on Big Mike's Restaurant, including its soft opening.

b.) Attorney

None

c.) Commission Members

- Chairman Stewart noted that both Mrs. Collinsworth and Mrs. Davis had returned from maternity leave. He also gave an update on the Courthouse Square project.
- Mr. Emmons inquired about, followed by discussion of, the status of the Stella-Jones property and Old Towne Commons, as well as the possibility of additional fire stations. Potential annexations and the annexation process were also discussed.
- Mayor Brown and Mr. Emmons reported upcoming local community events.
- Mayor Brown also reported potential improvements to US Highway 31.
- Chairman Stewart reported the Baldwin County Commission has approved an extension of Baldwin Beach Express from I-65 to US Highway 31.

d.) City Engineer Consultant Report

None

e.) City Staff

Mrs. Dorough reported that Big Mike's Restaurant is looking for pictures of local veterans to display on their 'Honor Wall.'

f.) Public Comments

Mrs. Pittman with North Baldwin Chamber of Commerce gave an update on recent and upcoming Chamber events. She also reported discussions with a potential daycare facility in Bay Minette and Mrs. Dorough explained that the project will require Planning Commission approval.

ITEM 10.

Adjournment

With no further business, Chairman Stewart adjourned the meeting at 8:52 a.m. The next regular Planning Commission Meeting is scheduled for March 12, 2026.

DONE THIS THE 12th DAY OF MARCH 2026



Chairman, Todd Stewart

ATTEST:



Paula Bonner, Planner Associate

Motion Summary:

Item 4. Approval of the February 12, 2026 Regular Meeting Minutes

Mayor Brown made a motion to approve the February minutes as written. The motion was seconded by Mr. Faulkner and carried unanimously.