

Bay Minette Planning Commission Agenda
Conference Room at City Hall
February 9, 2017
8:00 a.m.

1. Called to Order
2. Invocation and Pledge
3. Approval of Minutes for January 12, 2017 Regular Meeting
4. Old Business: None
 - Update: Zoning Ordinance concerning Automobile and Truck Repair Shops and the need for screening/fencing
5. New Business:
 - Request for grievance consideration of Accessory Building by Calvin Mean of 101 Pine Street
6. Reports:
 - A. Mayor/Council
 - B. Attorney
 - C. Commissioner's Comments
7. Adjourn

Bay Minette Planning Commission Regular Meeting Minutes

Minutes January 12, 2017

Monthly Meeting No. 1

The Bay Minette Planning Commission met in the rescheduled Regular Session on Thursday, January 12, 2017. The meeting was called to order by Chairman Stewart at 8:00 a.m., in the Conference Room located in Bay Minette City Hall, in 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:

Todd Stewart, Chairman
Ed Pepperman, Vice-Chairman
Robert A. "Bob" Wills, Mayor
Danleigh Corbett, Council Member
A.C. Ulmer, Commission Member
Scotty Langham, Commission Member

Members Absent:

Oscar Waters, Building Official
Robbie Strom, Commission Member

Other person in regular attendance:

Scotty Lewis, Attorney
Rita Diedtrich, City Clerk
Leslie Johnston, SARPC

GUESTS Guest present:

None

INVOCATION Mayor Wills offered the invocation and followed by the pledge.

ITEM 3. Approval of Minutes of December 8, 2016 Regular Meeting. _____ moved to approve the minutes. The motion was seconded by Commission Member _____ and unanimously carried

ITEM 4. Chairman Stewart introduced Item 4: Old business:

ITEM 5.

Chairperson Stewart introduced Item 5: New Business:

- Discussion: Zoning Ordinance concerning Automobile and Truck Repair Shops that need for screening/fencing
- Discussion: Vendors/Garage Sales that setting up location in shopping centers on a regular bases

A. Mayor/Council Report:

B. Attorney Report

- None

C. Commissioner's Report

ITEM 6.

With no further business, Chairperson Stewart adjourned the meeting at 8:30 a.m.

DONE THIS THE 12^h DAY OF JANUARY 2017

Todd Stewart, Chairman

ATTEST:

Rita Diedtrich
City Clerk

8.6.2 Acceptable materials for the external facade of metal buildings include stucco, brick, scored and split face block and wood. It is recommended that large walls be broken up through the use of architectural features or embellishments such as color bands, wainscot, protrusions, recessed windows or entries. Alternative materials must be approved through the site plan approval process.

8.7 Accessory Buildings/ Uses and Home Occupations

8.7.1 *Accessory Uses.* Any use may be established as an accessory use to any permitted principal use in any district provided that such accessory use:

- 8.7.1.1 Is customarily incidental to and is maintained and operated as a part of the principal use;
- 8.7.1.2 Is not hazardous to and does not impair the use or enjoyment of nearby property in greater degree than the principal use with which it is associated;
- 8.7.1.3 Does not create levels of noise, odors, vibration and lighting, or degrees of traffic congestion, dust or pollutants, in a greater amount than customarily created by principal use;
- 8.7.1.4 Is not located in minimum exterior yard; and,
- 8.7.1.5 In residential districts an accessory use will conform to the following requirements:
 - a. Where an accessory building is attached to the main building, a substantial part of one wall of the accessory building shall be an integral part of the main building or such accessory building shall be attached to the main building in a substantial manner by a roof and, therefore, such requirements applicable to the main building shall apply.
 - b. A detached accessory building shall not be closer than twenty (20) feet to the main building, nor closer than five (5) feet to the lot line or encroach into any existing drainage or utility easements.
 - c. A detached accessory building, not more than one (1) story in height, may be constructed on not more than 30 percent of the rear yard.

- d. No detached accessory building may be located on the front yard of a lot nor on a lot by itself.
- e. Detached accessory buildings shall maintain a side yard of not less than five (5) feet.
- f. Detached accessory building shall maintain a rear yard of not less than five (5) feet.
- g. Attached or detached accessory structures less than one-third the area of the principal residence may be used for living quarters provided such structures do not contain kitchen facilities. Such accessory residences may also be constructed above a garage or other storage building provided they do not exceed the height limitation for the zoning district in which they are located.

8.7.1.6 *Minimum Lot Area and Lot Width:* None specified only that the lot be large enough to accommodate principal building plus the accessory building and/or buildings and meet the yard and other requirements specified in this Ordinance.

8.7.1.7 *Maximum Building Height:* Detached accessory buildings shall not exceed one (1) story or fifteen (15) feet in height.

8.7.1.8 *Maximum Building Coverage:* None specified, only that the principal building together with accessory buildings must comply with the requirements applicable to maximum building coverage specified in this Ordinance.

8.7.2 *Home Occupations*

Home occupations are permitted in all districts where residences are permitted, if licensed by the City and conforming to the conditions of this section and any applicable laws or ordinances. Home occupations shall be clearly incidental to the residential use of the dwelling and shall not change the essential residential character of the dwelling or adversely affect the uses permitted in the district of which it is a part. No home occupation shall be permitted which might interfere with the general welfare of the surrounding residential area due to potential noise, increased pedestrian and vehicular traffic or any other condition which would constitute an objectionable use of residentially zoned property.

8.7.2.1 Limitations on Type of Home Occupation are as follows:

Rita Diedtrich

From: Rita Diedtrich
Sent: Thursday, February 02, 2017 3:25 PM
To: Calvin S. Means
Cc: Robert A. Bob Wills; Scotty Lewis; Oscar Waters
Subject: RE:

Tracking:	Recipient	Delivery
	Calvin S. Means	Delivered: 2/2/2017 3:25 PM
	Robert A. Bob Wills	Delivered: 2/2/2017 3:25 PM
	Scotty Lewis	
	Oscar Waters	Delivered: 2/2/2017 3:25 PM

Mr. Means,

The issue that you would like to address is a function of the Planning Commission. The City of Bay Minette's next Planning Commission will be held on February 9, 2017 at 8 a.m. in the Conference Room at the Bay Minette City Hall. I am asking that you be in attendance to discussion this issue with the commission.

Thank you.

*Rita Diedtrich, City Clerk
City of Bay Minette
301 D'Olive Street
Bay Minette, AL 36507
(251) 580-1637
rdiedtrich@ci.bay-minette.al.us*



From: Calvin S. Means
Sent: Friday, January 27, 2017 9:09 AM
To: Rita Diedtrich <RDiedtrich@ci.bay-minette.al.us>
Subject: FW:

And the other one with 2 carports ,in the front yard by the hospital

From: Calvin S. Means
Sent: Monday, January 23, 2017 9:09 AM

To: Oscar Waters

Subject: FW:

Good morning , I had time this weekend to travel in town , and there is several more , So I will go in front of the town hall. On this grievance ,thank you

From: Calvin S. Means

Sent: Saturday, January 21, 2017 11:47 PM

To: Calvin S. Means

Subject:

Sent from my Verizon 4G LTE smartphone

Rita Diedtrich

From: Calvin S. Means
Sent: Friday, January 27, 2017 9:09 AM
To: Rita Diedtrich
Subject: FW: Detachable Buildings
Attachments: 20170120_132244_.jpg; 20170120_132430.jpg; 20170120_132513.jpg; 20170120_132554.jpg; 20170120_132605.jpg; 20170120_132943.jpg

Good morning , This what brought all this on, I just want to be treated fair ,because I have identified more carport/ all in the front yard .

From: Calvin S. Means
Sent: Friday, January 20, 2017 4:12 PM
To: Oscar Waters
Subject: Detachable Buildings

Calvan Means
101 South Pine St.
Bay Minette, Al. 36507

January 20, 2017

Dear Oscar Waters:

The attached pictures are all taken within a one (1) mile radius of my address (101 Pine Street). Each one is sited with a detachable accessory building. Inquiring as to whether these addresses received the same notice letter as I did concerning the placement of their buildings?

Respectfully,

Calvan Means

*Lieutenant Calvin Means
Chief of Security/Operations
Baldwin County Sheriff's Corrections Center
email: cmeans@baldwincountyal.gov
Office: 251-937-0258
Fax: 251-937-0311
Cell: 251-504-7666*

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Attachments: 20170120_163316.jpg

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