

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

1. Called to Order
  
2. Invocation and Pledge
  
3. Approval of Minutes for February 9, 2017 Regular Meeting
  
4. Old Business:
  - Request for grievance consideration of Accessory Building by Calvin Mean of 101 Pine Street
  
5. New Business:
  - Application for Variance from Shelia Rollin of 308 North White Avenue concerning the placement of a carport
  
6. Reports:
  - A. Mayor/Council
  
  - B. Attorney
  
  - C. Commissioner's Comments
  
7. Adjourn

# Bay Minette Planning Commission

## Regular Meeting Minutes

Minutes February 9, 2017

Monthly Meeting No. 2

The Bay Minette Planning Commission met in Regular Session on Thursday, February 9, 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  
Robert A. "Bob" Wills, Mayor  
Oscar Waters, Building Official  
Ed Pepperman, Vice-Chairman  
Clair Dorough, Commission Member

Members Absent:

A.C. Ulmer, Commission Member  
Scotty Langham, Commission Member

Other person in regular attendance:

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

**GUESTS** Guest present:

Danleigh Corbett, Council Member  
Calvan Means

**INVOCATION** Chairman Stewart offered the invocation and followed by the pledge. Chairman Stewart welcome Ms. Dorough to the Planning Commission

**ITEM 3.** Approval of Minutes of January 12, 2017 Regular Meeting. Mayor Wills moved to approve the minutes with corrections. The motion was seconded by Commission Member Pepperman and unanimously carried

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

- Discussed Reviewing the Zoning Ordinance especially automobile and truck repair shops and the need for screening and yard sales

ITEM 5. Chairperson Stewart introduced Item 5: New Business:

- Request for grievance consideration of accessory building by Calvin Means of 101 South Pine Street. Mr. Waters explained the process to date for this matter. Chairman Stewart cited the zoning ordinance section 8.7.15 in a residential district and asked that Commission Member review the zoning ordinance e to see what items are in violation so that the matter could be dealt with in a fair manner.

A. Mayor/Council Report:

- Mayor Wills announce the Annual Chamber Dinner

B. Attorney Report

- None

C. Commissioner's Report

- Chairman Stewart inquired about screening for dumpsters.

ITEM 6. With no further business, Chairperson Stewart adjourned the meeting at 8:55 a.m.

DONE THIS THE 9<sup>th</sup> DAY OF FEBRUARY 2017

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Todd Stewart, Chairman

ATTEST:

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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

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**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:

<b>Tracking:</b>	<b>Recipient</b>	<b>Delivery</b>
	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 discuss 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](mailto: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](mailto:cmeans@baldwincountyal.gov)  
Office: 251-937-0258  
Fax: 251-937-0311  
Cell: 251-504-7666*

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Chief of Security/Operations  
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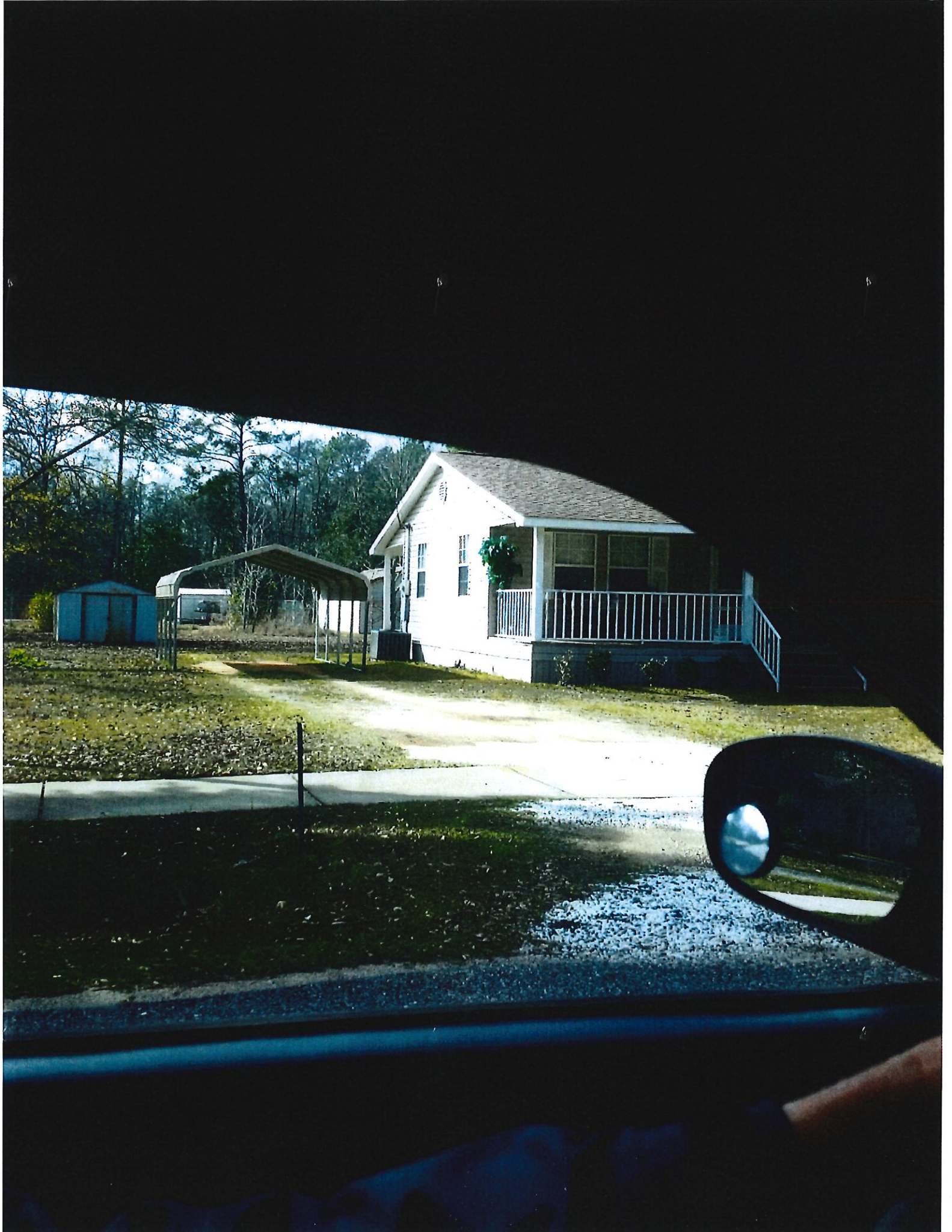










































# City of Bay Minette

## Application for Variance

This is to certify that I (we) the undersigned do hereby request the Board of Adjustment to grant a variance from the City of Bay Minette Zoning Ordinance as indicated below, and for the reasons stated:

1. Article(s) and Section(s) for which a Variance is requested:

Article: 8.7.1.5 (8.7)

Section: B - 8.7.1.5

2. Nature of Variance requested:

To leave CARPORT where it is  
\_\_\_\_\_  
\_\_\_\_\_

3. Reason for Request:

Due to City of Bay Minette's DRAINAGE ditch. to be given a VARIAT to leave the CARPORT where it is. To need to get this done AS SOON AS POSSIBLE  
\_\_\_\_\_  
\_\_\_\_\_

Dated this 1<sup>st</sup> day of March, 2017

Shelia Rollin  
Owner or Authorized Representative

JAMES C ROLLIN  
SHELIA D ROLLIN  
PH. 251-209-4979  
108 NORTH WHITE AVE  
BAY MINETTE, AL 36507

61-209/621

3139

DATE 3-1-17 PWP

PAY TO  
THE ORDER OF

*City of Bay Minette*

*\$25.00*

*Twenty five and*

DOLLARS

← Heat  
Reactive  
Ink

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MEMO *Appl. Useance fee*

*Shelia Rollin*

MP

⑆062102098⑆ 0822830601⑆ 3139

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.







# Baldwin County Parcel Viewer



Navigation Tools

Zoom In Zoom Out Pan

Find Address

Search

By Attribute By Shape

Select A Layer:  
Parcels

Owner Name: (at least 3 chars)  
Enter the name Smith, John

Parcel Number: (at least 3 chars)  
170515202700800

PIN (Parcel Identification Number): (at least 1 chars)  
1234

Search

Google Street View

