

Bay Minette Planning Commission Agenda
Conference Room at City Hall
July 12, 2018
8:00 a.m.

1. Called to Order
2. Invocation and Pledge
3. Approval of Minutes for the June 14, 2018 Regular Meeting
4. Administrative Subdivision Request:
 - Thompson Subdivision located on Barnes Road
 - Danley Trail Re-subdivision located on Still Road/Danley Trail
5. Old Business:
 - None
6. New Business:
 - Annual Planning Commission Election of Officers
7. Reports:
 - a) Mayor/Council
 - b) Attorney
 - c) Commissioner's Comments
8. Adjourn

Bay Minette Planning Commission

Regular Meeting Minutes

Minutes June 14, 2018

Monthly Meeting No. 6

The Bay Minette Planning Commission met in Regular Session on Thursday, June 14, 2018. The meeting was called to order by Vice-Chairman Pepperman 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:

Ed Pepperman, Vice-Chairman
Robert A. "Bob" Wills, Mayor
John Biggs, Councilmember
Oscar Waters, Building Official
Clair Dorough, Commission Member
Scotty Langham, Commission Member

Absent:

Todd Stewart, Chairman
David Diehl, Commission Member
Dollie Mims, Commission Member

Other person in regular attendance:

Scotty Lewis, Attorney
Diane Burnette, SARPC
Rita Diedtrich, City Clerk
Danleigh Corbett, City Council Member
Steven Stewart, Fire Inspector

GUESTS Lorraine Gray, Matt Curtis and City Council Member Shannon Clemmons

INVOCATION Commission Member Langham gave the invocation and followed by the pledge.

ITEM 3. Approval of Minutes of the May 10, 2018 Regular Meeting. After discussion of the minutes; Commission Member Dorough moved to approve the minutes. The motion was seconded by Commission Member Langham and unanimously carried.

ITEM 4. Vice-Chairman Pepperman introduced Item 4: Administrative Subdivisions.

- a) Lorraine Gray Subdivision located on the north side of Cricket Lane at the east end. After much discussion, Commission Member Waters moved to approve the administrative subdivision and authorize Chairman Stewart to sign the plat. The motion was seconded by Commission Member Dorough and unanimously carried.
- b) Thompson Subdivision located on Barnes Road. No representative present to answer questions concerning this being a family subdivision or minor subdivision and the need for the subdivision to front existing road, the issue was tabled.

ITEM 5. Vice-Chairman Pepperman introduced Item 5: Old business:

- None

ITEM 6. Vice-Chairman Pepperman introduced Item 5: New Business:

- City Council Member Shannon Clemmons asked for guidance concerning purchasing the one half of the vacant property adjacent to his home on Still Road and the re-subdivision of the property. Mr. Lewis stated that the property owner would need to submit an application for re-subdivision.
- Commission Member Dorough addressed the need to need to revise the applications for the Planning Commission

ITEM 7. Reports:

A. Mayor/Council Report:

Mayor Wills presented an update on the following:

- Police Department Drug Dog
- Meeting with the owner of the Citation Property
- Groundbreaking for the construction of the Bay Minette Elementary School
- Prospect for the mega site
- Proposed Popeye's Chicken

Commission Member Dorough presented an update on the following:

- Brownfield Grant

B. Attorney Report

- No Report

C. Commissioner's Report

- None

ITEM 8. With no further business, Chairperson Stewart adjourned the meeting at 8:50 a.m.

DONE THIS THE 14th DAY of JUNE 2018

Ed Pepperman, Vice-Chairman

ATTEST:

Rita Diedrich, City Clerk



City of Bay Minette

Application for Administrative Subdivision

Date: 10-1-18

Name of Subdivision: THOMPSON SUB DIVISION

Name of Owner: EUGENE THOMPSON

Address: 42393 Whitehouse Fork Rd

Street / PO Box

City

State

Zip

Bay Minette

Al

36507

Name of Agent / Professional Land Surveyor, if other than applicant:

DAVID E DIEHL

Address: 607 Rachel Ct Bay Minette, Al 36507

Street / PO Box

City

State

Zip

Subdivision Location: BANKS RD

Total Acreage: 43

of Parcels Existing: _____

Average Lot Size: Var.

of Lots Proposed: 6

Submittal Requirements:

- Application
- Fee
- Survey/Plat showing existing parcel(s)
- Survey showing proposed subdivision in accordance with Subdivision Regulations

Agent / Applicant Name: EUGENE THOMPSON

Signature: [Handwritten Signature]

Date: 10-1-18

Total \$ _____

Cost - \$150.00 plus \$10.00 per parcel

DAVID E DIEHL, PLS

607 RACHEL CT BAY MINETTE, AL 36507
251-510-2792 davidediehl@ymail.com

March 28, 2015

Mr. Eugene Thompson
42393 County Road 40
Bay Minette, AL 36507

937 2350 Home
232 6495 Cell

Dear Mr. Thompson,

Please find enclosed copies of the Survey I performed for you back in January. I have also mailed copies to Dick Owen.

I apologize for the delay but I have dealt with my Mother-in-Law having a double mastectomy in January and in the last month my wife had a Hysterectomy from which she is still recovering. This surgery was scheduled for February but when we arrived to register they decided to delay it for two weeks because of her blood pressure. I have been trying to handle everything around the house and I'm afraid everything else has been neglected somewhat.

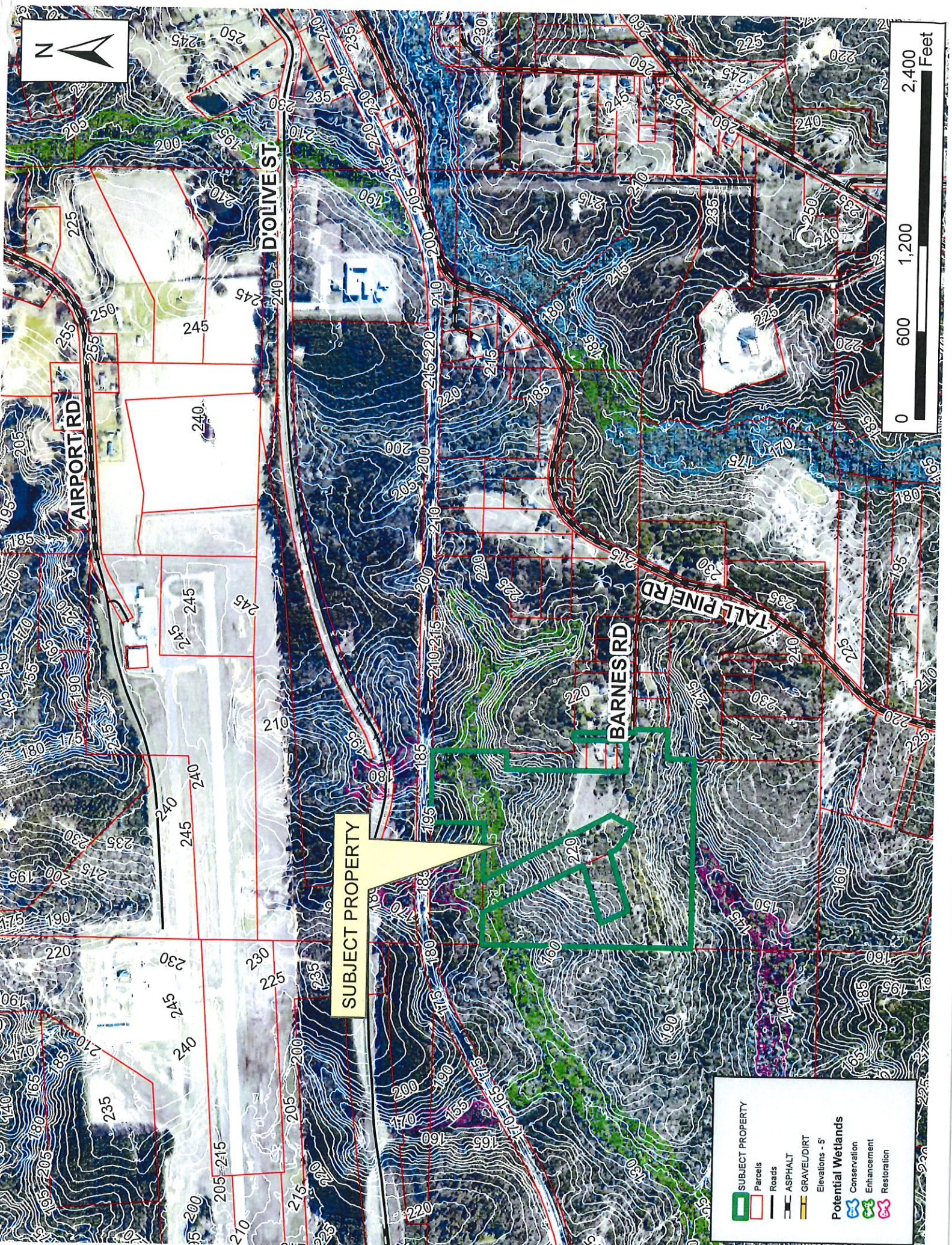
The good news is that Mr. Owen should now have everything he needs to work on your project and I have asked him to contact me if he needs any other information.

If there is any other information you need, please feel free to contact me.

Regards,



David E Diehl, PLS



SUBJECT PROPERTY

	SUBJECT PROPERTY
	Parcels
	Roads
	ASPHALT
	GRAVEL/DIRT
Elevations - 5'	
Potential Wetlands	
	Conservation
	Enhancement
	Restoration



Bay Minette

SUBJECT PROPERTY

D'OLIVE ST

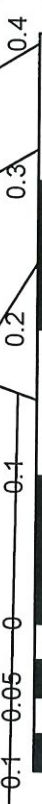
FRANKLIN ST

BARNES RD

T C SANDERS RD

FOUNDATION LN

TALL PINE RD



Legend

- SUBJECT PROPERTY
- City Limits
- BAY MINETTE ZONING**
- Unknown Zoning Designation
- ZONE**
- RA
- R5
- R4
- R3
- R2
- R1
- M2
- M1
- B3H
- B2H
- B2
- B1
- Parcels
- ASPHALT
- GRAVEL/DIRT



City of Bay Minette

Application for Administrative Subdivision

Date: 6-14-18

Name of Subdivision: Danley Trail Resubdivision

Name of Owner: Castle Homebuilders Inc

Address: PO Box 369 Bay Minette AL 36507

Street / PO Box

City

State

Zip

Name of Agent / Professional Land Surveyor, if other than applicant:

David Diehl

Address: _____

Street / PO Box

City

State

Zip

Subdivision Location: Still Rd / Danley Trail

Total Acreage: 1.6 acres # of Parcels Existing: 3

Average Lot Size: 3/4 # of Lots Proposed: 2

Submittal Requirements:

- Application
- Fee
- Survey/Plat showing existing parcel(s)
- Survey showing proposed subdivision in accordance with Subdivision Regulations

Agent / Applicant Name: Castle Homebuilders, Inc / Sonny Dobbins

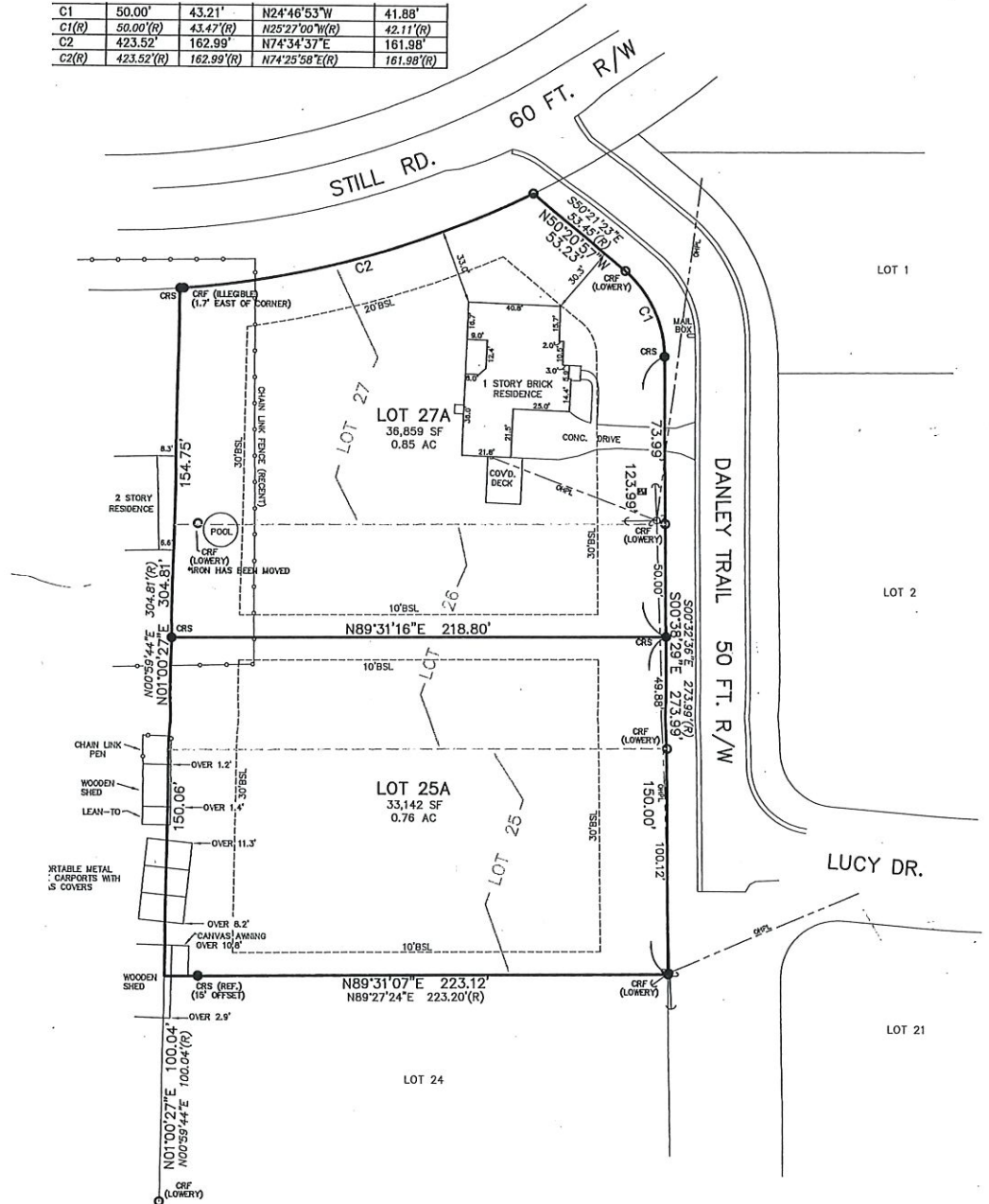
Signature: [Signature] - President

Date: 6-14-18

Total \$ 170.00 # 1180

Cost - \$150.00 plus \$10.00 per parcel

C1	50.00'	43.21'	N24°46'53"W	41.88'
C1(R)	50.00'(R)	43.47'(R)	N25°27'00"W(R)	42.11'(R)
C2	423.52'	162.99'	N74°34'37"E	161.98'
C2(R)	423.52'(R)	162.99'(R)	N74°25'58"E(R)	161.98'(R)



LEGEND:

- B.S.L. = BUILDING SETBACK LINE
- (R) = DEED RECORD BEARING/DISTANCE
- CMF = CONCRETE MONUMENT FOUND
- CHPL = OVERHEAD POWER LINE
- CRF = CAPPED REBAR FOUND
- CRS = CAPPED REBAR SET (26014)
- = POWER POLE
- = GUY WIRE ANCHOR
- = WATER METER
- = CHAIN LINK FENCE

SURVEYOR'S NOTES:

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
3. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
4. SURVEY WAS CONDUCTED ON APRIL 28, 2018 AND IS RECORDED IN AN ELECTRONIC FILE.
5. BEARINGS BASED ON STATE PLANE GRID, ALABAMA WEST ZONE, USING GPS OBSERVATIONS.
6. NO TITLE SEARCH WAS PROVIDED FOR THIS SURVEY.
7. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.

F R S M N

CERTIFICATION OF APPROVAL FOR RECORDING:
 HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE BAY MINETTE LAND USE AND DEVELOPMENT ORDINANCE AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE.

DATED THIS _____ DAY OF _____

PLANNING COMMISSION CHAIRMAN, OR HIS AUTHORIZED REPRESENTATIVE

CERTIFICATION BY OWNERSHIP AND DEDICATION:
SHANNON AND DEBRA CLEMMONS

THIS IS TO CERTIFY THAT I (WE) THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED.

DATED THIS _____ DAY OF _____

SHANNON CLEMMONS DEBRA CLEMMONS

CERTIFICATION BY NOTARY PUBLIC:

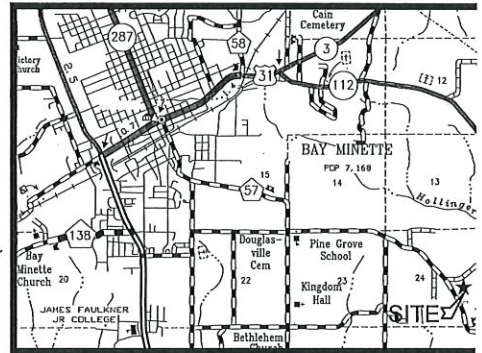
STATE OF _____
 COUNTY OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF _____ IN THE STATE OF _____ DO CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS _____ DAY OF _____

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC



VICINITY MAP
 1 INCH = 1 MILE

CERTIFICATION BY OWNERSHIP AND DEDICATION:
CASTLE HOMEBUILDERS, INC.

THIS IS TO CERTIFY THAT I (WE) THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED.

DATED THIS _____ DAY OF _____

OWNER OF LEGAL REPRESENTATIVE

CERTIFICATION BY NOTARY PUBLIC:

STATE OF _____
 COUNTY OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF _____ IN THE STATE OF _____ DO CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS _____ DAY OF _____

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETE IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

LOTS 25, 26 AND 27, DANLEY TRAIL SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2427-D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

David E. Diehl 05-01-2018
 DAVID E. DIEHL AL. P.L.S. NO. 26014 DATE
 607 RACHEL CT BAY MINETTE, AL. 251-510-2792

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X" AS DERIVED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0450L, COMMUNITY NUMBER 015000, PANEL 0450, SUFFIX 1, DATED JULY 17, 2007.

DRAWN: D.E.D.	DATE: 05-01-2018	BOUNDARY & RESUBDIVISION	SCALE: 1" = 1 MILE
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Rita Diedtrich

From: Todd Stewart <tstewart@adamsstewart.com>
Sent: Thursday, June 28, 2018 4:13 PM
To: Clair Dorough; Rita Diedtrich; Oscar Waters; 'Dollie V. Mims'; John W. Biggs; edpepperman@bellsouth.net; 'Scotty Langham'; 'Scotty Lewis'; 'Scotty Lewis'; 'David Diehl'; Robert Wills
Subject: Bay Minette Planning Commission

All:

July is the time for our annual PC elections.

Please consider nominees for Chair and Vice-Chair for the upcoming year.

We will conduct this order of business at our next Meeting on July 12th, 2018.

Thanks,

Todd