

Bay Minette Planning Commission Agenda
Conference Room at City Hall
April 11, 2019
8:00 a.m.

1. Called to Order
2. Invocation and Pledge
3. Approval of Minutes for the March 14, 2019 Regular Meeting
4. Old Business:
5. New Business:
 - Administrative Subdivision Request
 1. Tindle Subdivision—606 West 6th Street
 2. Bolerjack Subdivision—45450 Red Hill Road
 3. Emmon's Place—NE Corn of the Intersection of W 13th & McMillan Avenue
 - Discussion—Carport Compliance
6. Reports:
 - a) Mayor/Council
 - b) Attorney
 - c) Commissioner's Comments
7. Adjourn

Bay Minette Planning Commission Regular Meeting Minutes

Minutes March 14, 2019

Monthly Meeting No. 3

The Bay Minette Planning Commission met in Regular Session on Thursday, March 14, 2019. 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
John Biggs, Councilmember
Oscar Waters, Building Official
Clair Dorrough, Commission Member
Scotty Langham, Commission Member

Absent:

David Diehl, Commission Member

Other persons in regular attendance:

Scotty Lewis, Attorney
Rita Diedtrich, City Clerk
Leslie Johnston, SARPC
Tammy Smith, City Administrator/Finance Director

GUESTS Allen Tyree, Jr.
Harold Densmore

INVOCATION Commission Member Biggs gave the invocation, followed by the pledge.

ITEM 3. Approval of Minutes of the February 14, 2019 Regular Meeting. After much discussion, Commission Member Pepperman made a motion to approve the minutes with corrections. The motion was seconded by Commission Member Dorrough and unanimously carried.

ITEM 4. Old Business

ITEM 5.

- None
New Business:

- Administrative Subdivisions and Site Plan Review

a) Tyree Estates—46825 Curry Road

Chairman Stewart stated that the application request that one parcel be subdivided into two parcels. After discussion, Commission Member Pepperman made a motion to approve the administrative subdivision and to authorize the Chairman to sign the plat. The motion was seconded by Commission Member Langham and unanimously carried.

b) Ram Trading—601 Moran Street

Chairman Stewart stated that the application request that one parcel be subdivided into two parcels. Commission Member Pepperman made a motion to approve the administrative subdivision and to authorize the Chairman to sign the plat. The motion was seconded by Commission Member Waters and unanimously carried.

- Mural/Painted Graphics

Chairman Stewart asked that the agenda be amended to include this item on behalf of the City of Bay Minette Committee on Public Arts (COPA). Chairman Stewart recognized Commission Member Dorrough who presented the proposed mural/painted graphic to be located on the side of The Print Shop located at Highway 31 and Hoyle Street. After much discussion concerning the space being leased by the committee; maintenance of the mural/painted graphic and future plans for additional projects, Mayor Wills moved to approve the mural/painted graphic. The motion was seconded by Commission Member Langham and unanimously carried.

ITEM 6.

Reports:

A. Mayor/Council Report:

- Council Member Biggs presented an update on his trip to Washington, DC for the National League of Cities
- Announcement of Kirk Jay Concert
- Update on the bridge planters

- Brownfield Grant update

B. Attorney Report

- No Report

C. Commissioner's Report

- Chairman Stewart announced presented an update on the Standard Furniture subdivision request

ITEM 8. With no further business Chairman Stewart adjourned the meeting at 8:45 a.m.

DONE THIS THE 14TH DAY of MARCH 2019

Todd Stewart, Chairman

ATTEST:

Rita Diedtrich, City Clerk



City of Bay Minette

Application for Administrative Subdivision

Date: 3/15/19
Name of Subdivision: Tindle Subdivision
Name of Owner: James Tindle
Address: PO Box 542 Bay Minette AL 36507
Street / PO Box City State Zip
251-232-6443

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: 606 W 6th Street
Total Acreage: _____ # of Parcels Existing: 1
Average Lot Size: 10,800 sq # 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: James Tindle
Signature: James Tindle
Date: 3/15/19
Total \$ 170.00

Cost - \$150.00 plus \$10.00 per parcel

CERTIFICATION OF APPROVAL FOR RECORDING:
 I 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.

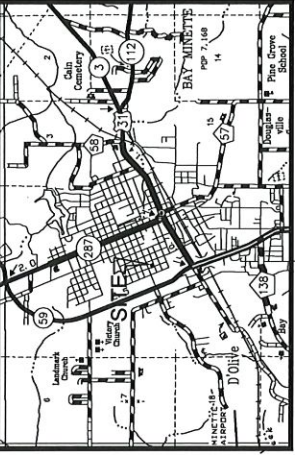
DATED THIS _____ DAY OF _____

 PLANNING COMMISSION CHAIRMAN, OR HIS AUTHORIZED REPRESENTATIVE

SURVEYOR'S NOTES:
 1. THERE MAY BE UNRECORDED DEEDS, EASEMENTS, RIGHTS, OR INTERESTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
 2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR WIDTH OF ANY UNRECORDED EASEMENTS OR RIGHTS.
 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 FEBRUARY 2019 AND IS BASED ON GPS OBSERVATIONS.
 5. BEARINGS ARE STATE PLANE GRID, ALABAMA WEST BASED ON NAD 83.
 6. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 7. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.

FLOOD STATEMENT
 PROPERTY LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 0100300294L, COMMUNITY NUMBER 015000, PANEL 0294, SUFFIX "L", DATED JULY 17, 2007.

- LEGEND:**
- 4 FT. CHAIN LINK FENCE
 - 6 FT. WOOD PRIVACY FENCE
 - BSL = BUILDING SETBACK LINE
 - CAPPED IRON PIN SET (LS 26014)
 - CRF = CAPPED REBAR FOUND
 - DEF = OPEN END PIPE FOUND
 - WATER METER
 - POWER POLE
 - FIRE HYDRANT



VICINITY MAP
 1" = 1 MILE

CERTIFICATION OF OWNERSHIP AND DEDICATION:
 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 PLATED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017. I (WE) 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:

 COUNTY OF BALDWIN

_____ A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, STATE OF ALABAMA, 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 (SHE) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (SHE) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (HERS) 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

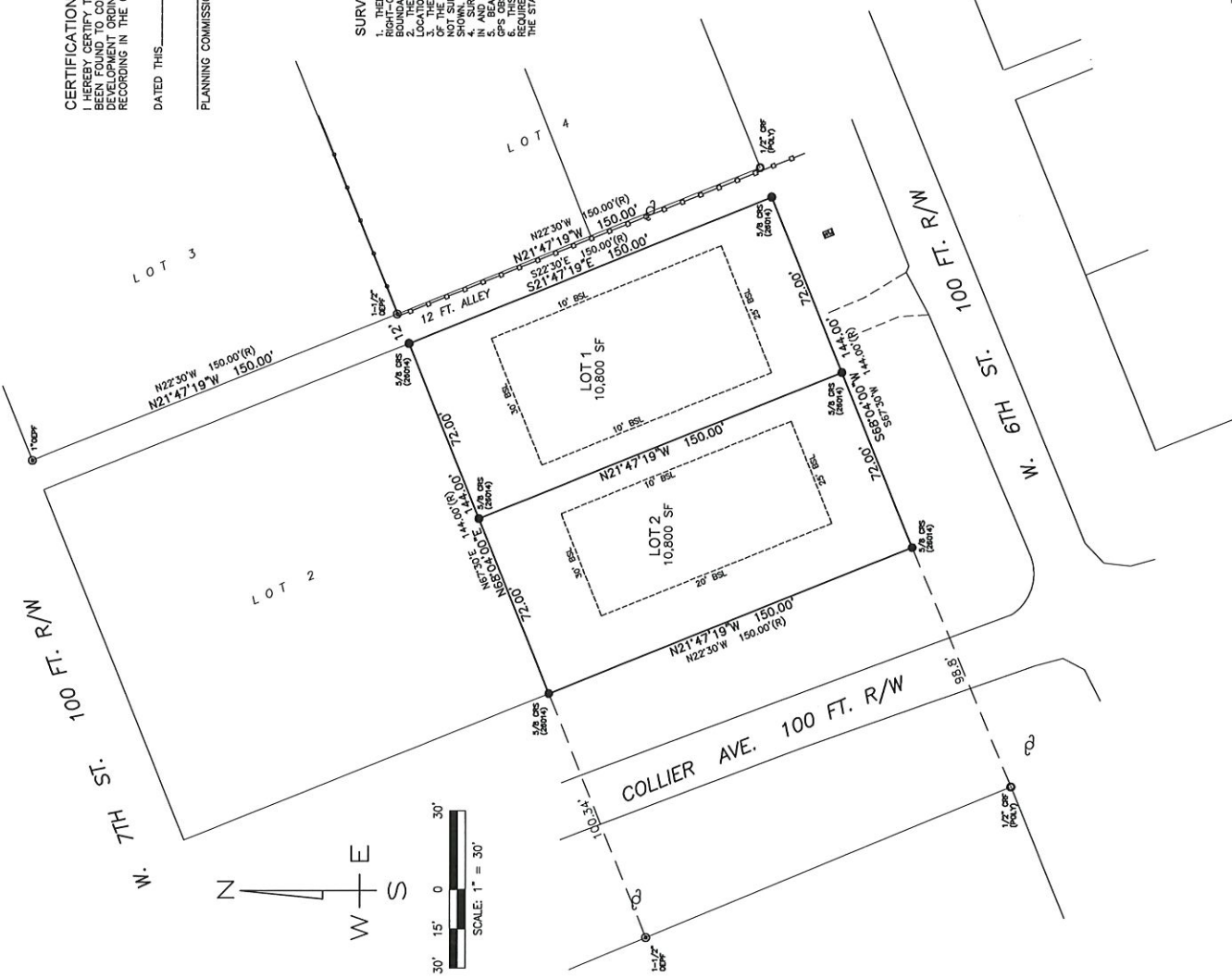
SURVEYOR'S CERTIFICATE
 HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN PREPARED AND CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

LOT 1, BLOCK 168 OF THE HAND LAND COMPANY'S ADDITION TO THE TOWN OF BAY MINETTE, AS SHOWN AND RECORDED AT DEED BOOK 4, PAGE 158, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.
 (DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

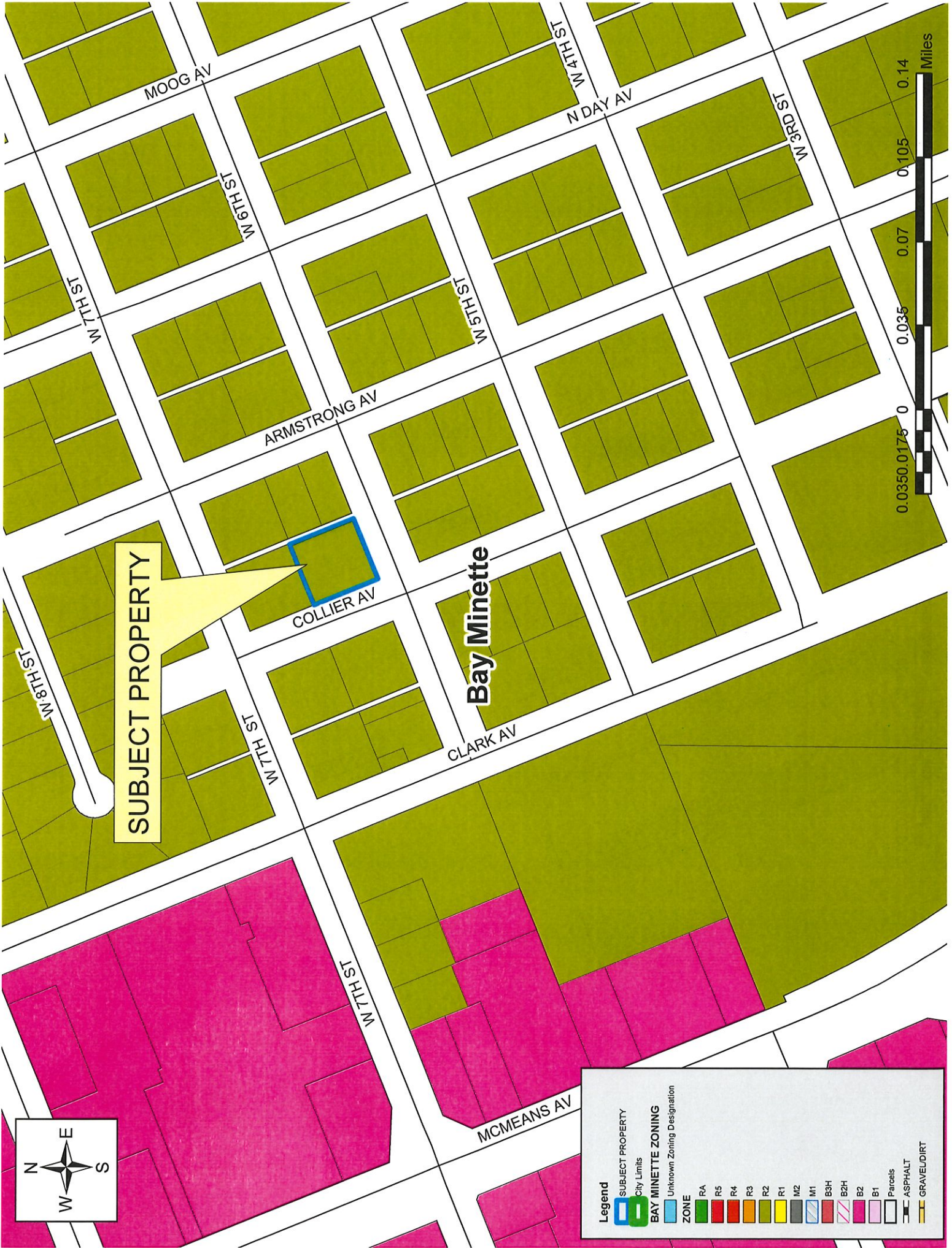


DAVID E DIEHL, AL. P.L.S. NO. 26014 DATE 2/21/2019
 607 RACHEL CT BAY MINETTE, AL 36510-2792
 SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

TINDLE SUBDIVISION
 A RESUBDIVISION OF LOT 1, BLOCK 168 OF THE HAND LAND COMPANY'S ADDITION TO THE TOWN OF BAY MINETTE

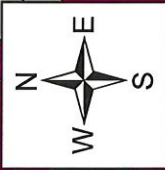


DRAWN: D.E.D.	DATE: 02-04-2019	BOUNDARY & SUBDIVISION FOR	SCALE: 1"=30'
CHKD: S.H.D.	TRNS: SEC 09-125-R3E	JAMES TINDLE	SHT NO: 1 OF 1



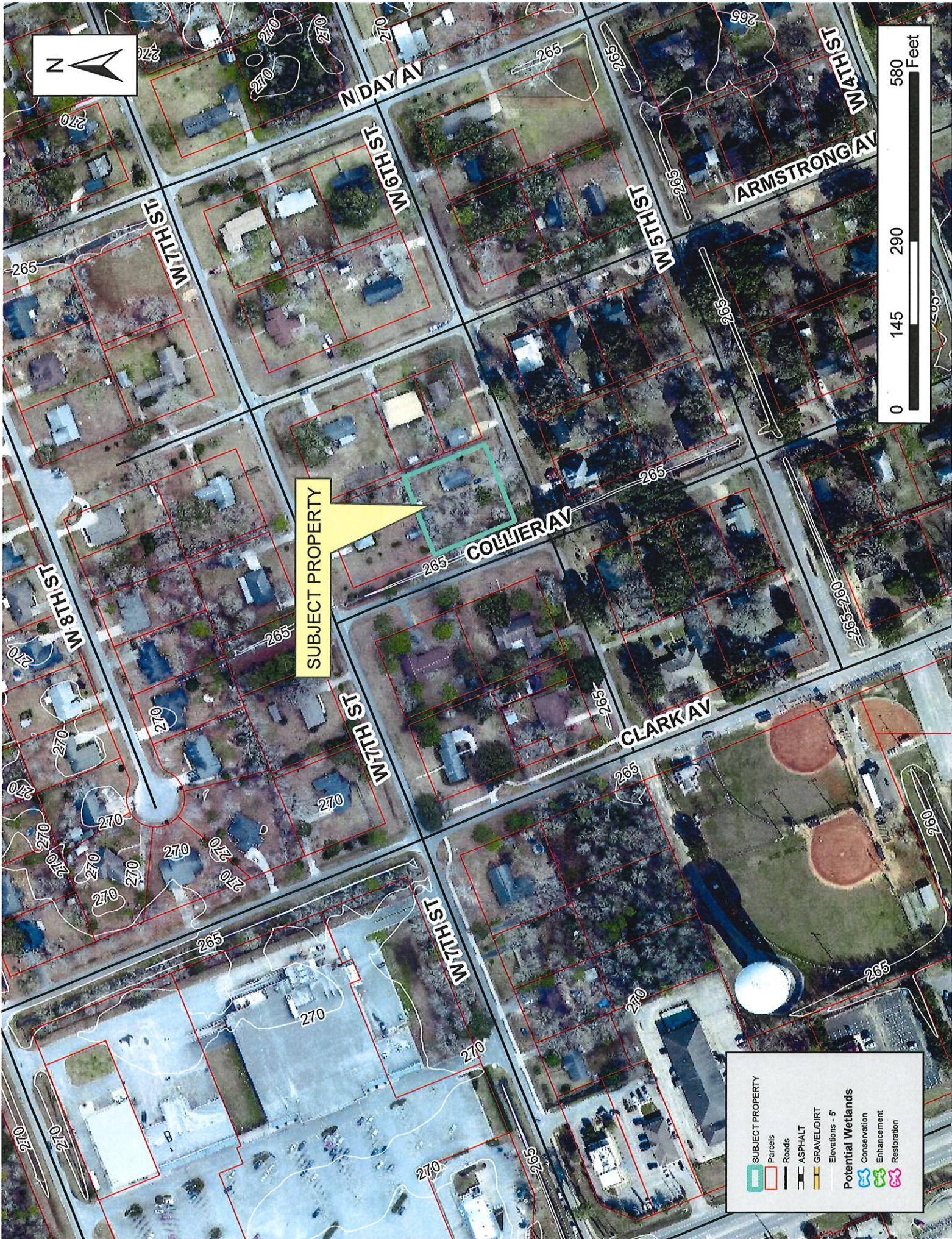
SUBJECT PROPERTY

Bay Minette



Legend

- SUBJECT PROPERTY (Yellow callout)
- City Limits (Green outline)
- BAY MINETTE ZONING**
- Unknown Zoning Designation (Blue outline)
- ZONE**
- RA (Green)
- R5 (Red)
- R4 (Orange)
- R3 (Yellow)
- R2 (Light Green)
- R1 (Light Yellow)
- M2 (Dark Grey)
- M1 (Light Blue)
- B3H (Dark Red)
- B2H (Pink)
- B2 (Light Pink)
- B1 (Light Purple)
- Parcels (Black outline)
- ASPHALT (Black line)
- GRAVEL/DIRT (Yellow line)



SUBJECT PROPERTY

SUBJECT PROPERTY

- Parcels
- Roads
- ASPHALT
- GRAVEL/DIRT
- Elevations - 5'

Potential Wetlands

- Conservation
- Enhancement
- Restoration



City of Bay Minette

Application for Administrative Subdivision

Date: 3/27/2019

Name of Subdivision: Boleroack Subdivision

Name of Owner: Danny and Stephanie Boleroack

Address: 45450 Red Hill Rd Bay Minette AL 36507

Street / PO Box

City

State

Zip

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

Sawgrass Consultant

Address: 11143 Old Hwy 31 Spanish Fort AL 36527

Street / PO Box

City

State

Zip

Subdivision Location: 45450 Red Hill Rd Bay Minette AL 36507

Total Acreage: 20

of Parcels Existing: 1

Average Lot Size: 2 @ 0.78 Acre

of Lots Proposed: 3

Submittal Requirements: 1 @ 17.8 Acre

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

Agent / Applicant Name: Danny Boleroack

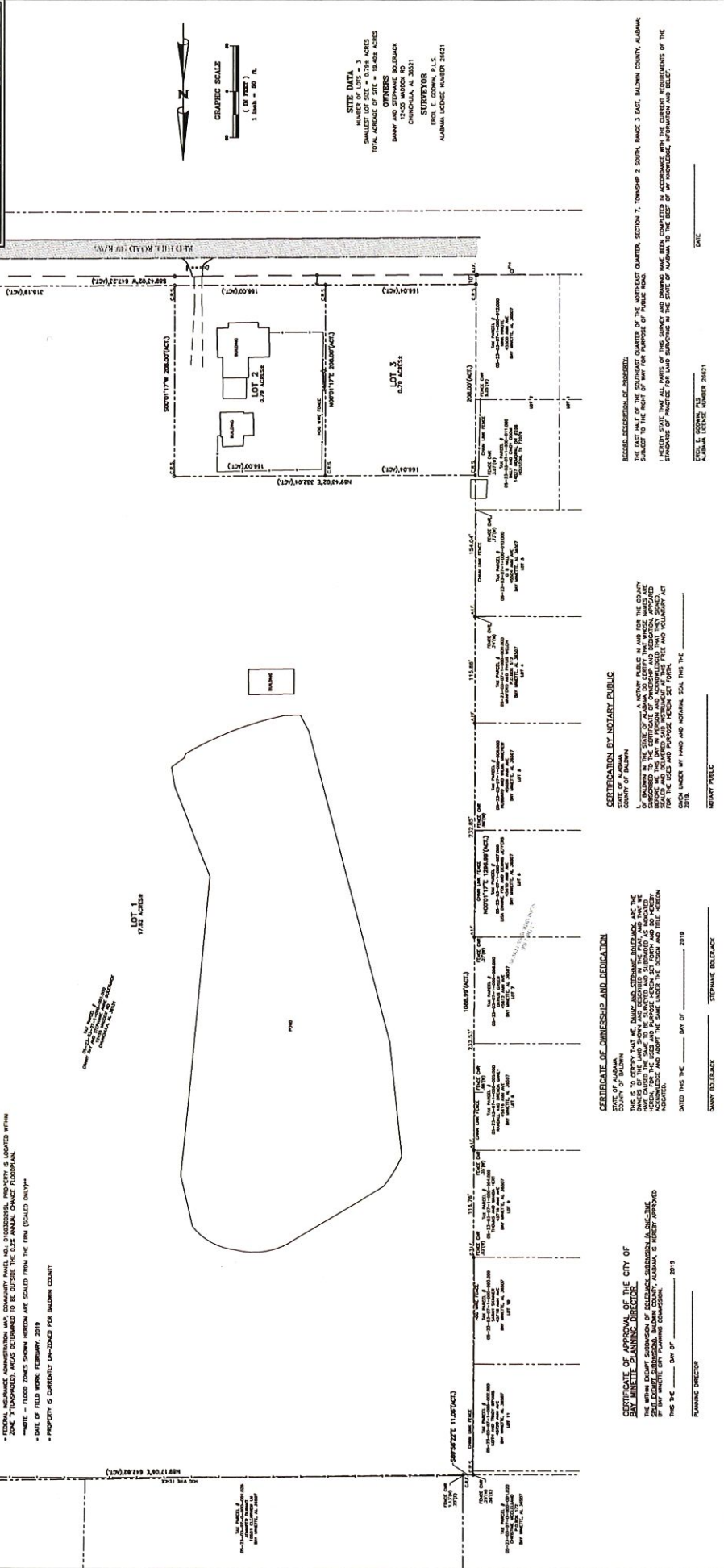
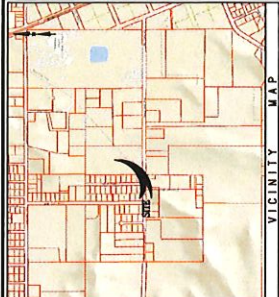
Signature: Danny Boleroack

Date: 3/27/2019

Total \$ 150.00

Cost - \$150.00 plus \$10.00 per parcel

BOLEJACK SUBDIVISION (A ONE-TIME SPLIT EXEMPT SUBDIVISION)



SUBDIVISION NOTES:

- THE PLAT IS SUBJECT TO ANY AND ALL RECORDS AND INSTRUMENTS OF RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF BALDWIN, ALABAMA, THAT MAY AFFECT THE RIGHTS OF THE SUBDIVISION.
- THE PLAT IS SUBJECT TO ANY AND ALL RECORDS AND INSTRUMENTS OF RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF BALDWIN, ALABAMA, THAT MAY AFFECT THE RIGHTS OF THE SUBDIVISION.
- THE PLAT IS SUBJECT TO ANY AND ALL RECORDS AND INSTRUMENTS OF RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF BALDWIN, ALABAMA, THAT MAY AFFECT THE RIGHTS OF THE SUBDIVISION.

CERTIFICATE OF APPROVAL OF THE CITY OF BALDWIN PLANNING DIRECTOR

THE CITY OF BALDWIN, ALABAMA, HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT COMPLETES THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE ZONING ORDINANCE. THE CITY OF BALDWIN HEREBY APPROVES THE PLAT FOR THE PURPOSES OF THE SUBDIVISION ACT AND THE ZONING ORDINANCE.

DATE: _____ 2019

PLANNING DIRECTOR: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT WE, DANIEL AND STEPHANIE BOLEJACK, ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE PLAT AND WE HEREBY DEDICATE THE PROPERTY TO THE PUBLIC FOR THE PURPOSES OF THE SUBDIVISION ACT AND THE ZONING ORDINANCE.

DATE: _____ 2019

DANIEL BOLEJACK: _____
STEPHANIE BOLEJACK: _____

CERTIFICATION BY NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA, DO CERTIFY THAT I AM A NOTARY PUBLIC AND I HAVE REVIEWED THE PLAT AND I HAVE DETERMINED THAT THE PLAT COMPLETES THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE ZONING ORDINANCE.

DATE: _____ 2019

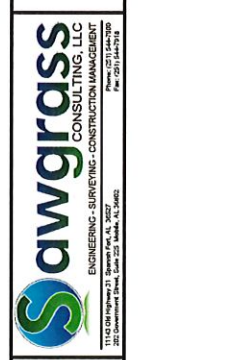
NOTARY PUBLIC: _____

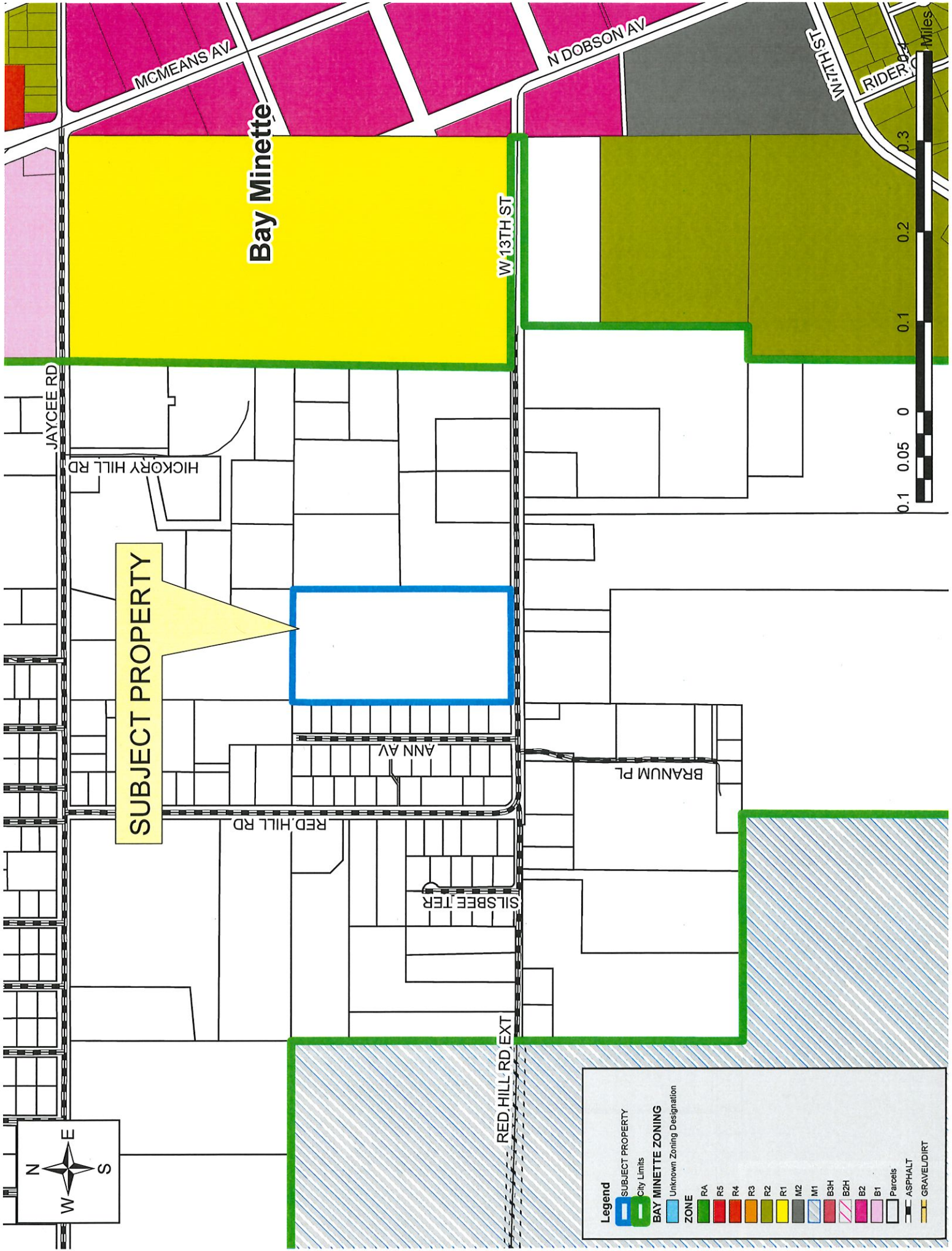
FINAL PLAT

BOLEJACK SUBDIVISION

DANNY AND STEPHANIE BOLEJACK

SCALE: 1"=50'
DATE: MARCH 22, 2019
DRAWN BY: DM
CHECKED BY:
SHEET: 1 OF 1





Legend

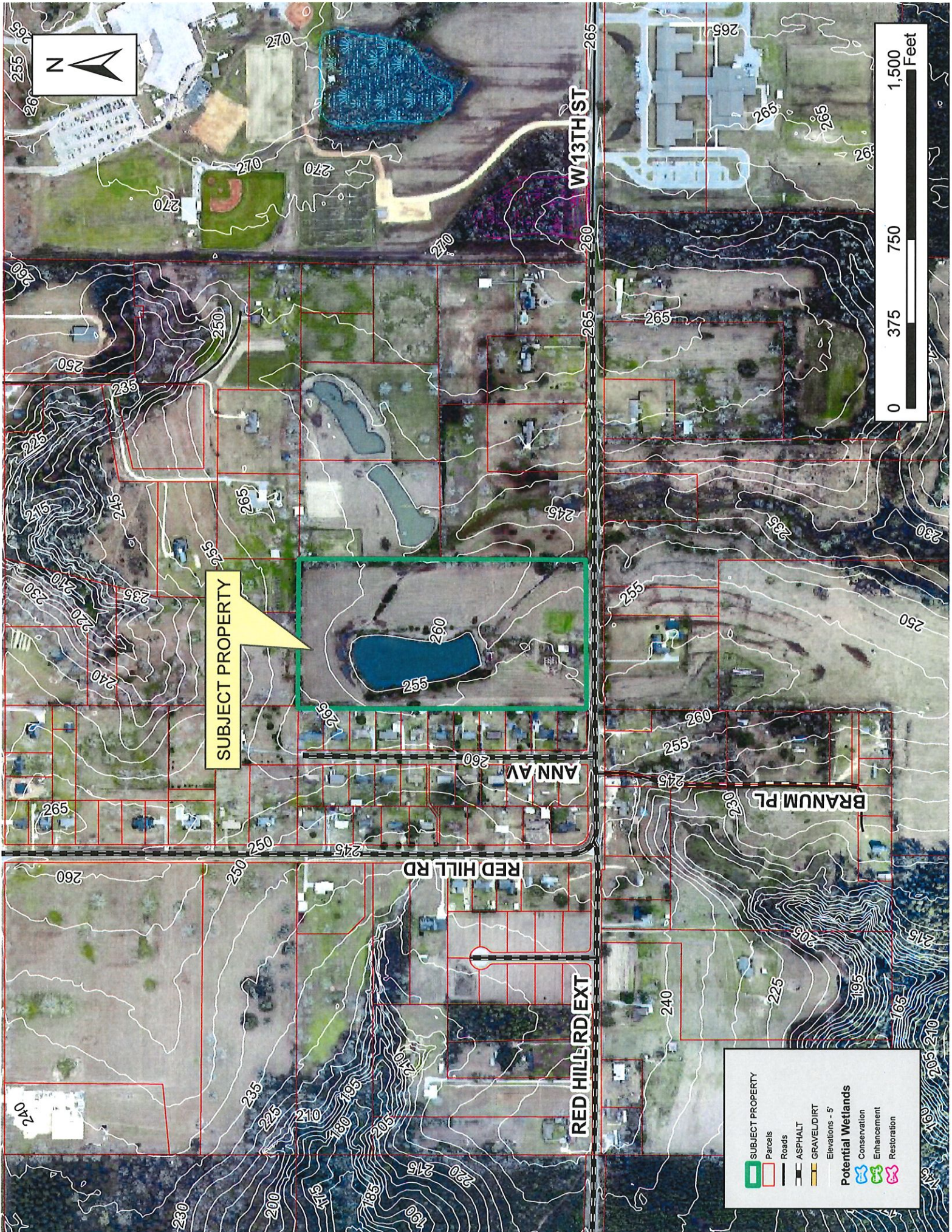
- SUBJECT PROPERTY
- City Limits
- BAY MINETTE ZONING**
- Unknown Zoning Designation

ZONE

- RA
- R5
- R4
- R3
- R2
- R1
- M2
- M1
- B3H
- B2H
- B2
- B1

Parcels

- ASPHALT
- GRAVEL/DIRT



SUBJECT PROPERTY



SUBJECT PROPERTY

- Parcels
- Roads
- ASPHALT
- GRAVEL/DIRT

Potential Wetlands

- Elevations - 5'
- Conservation
- Enhancement
- Restoration

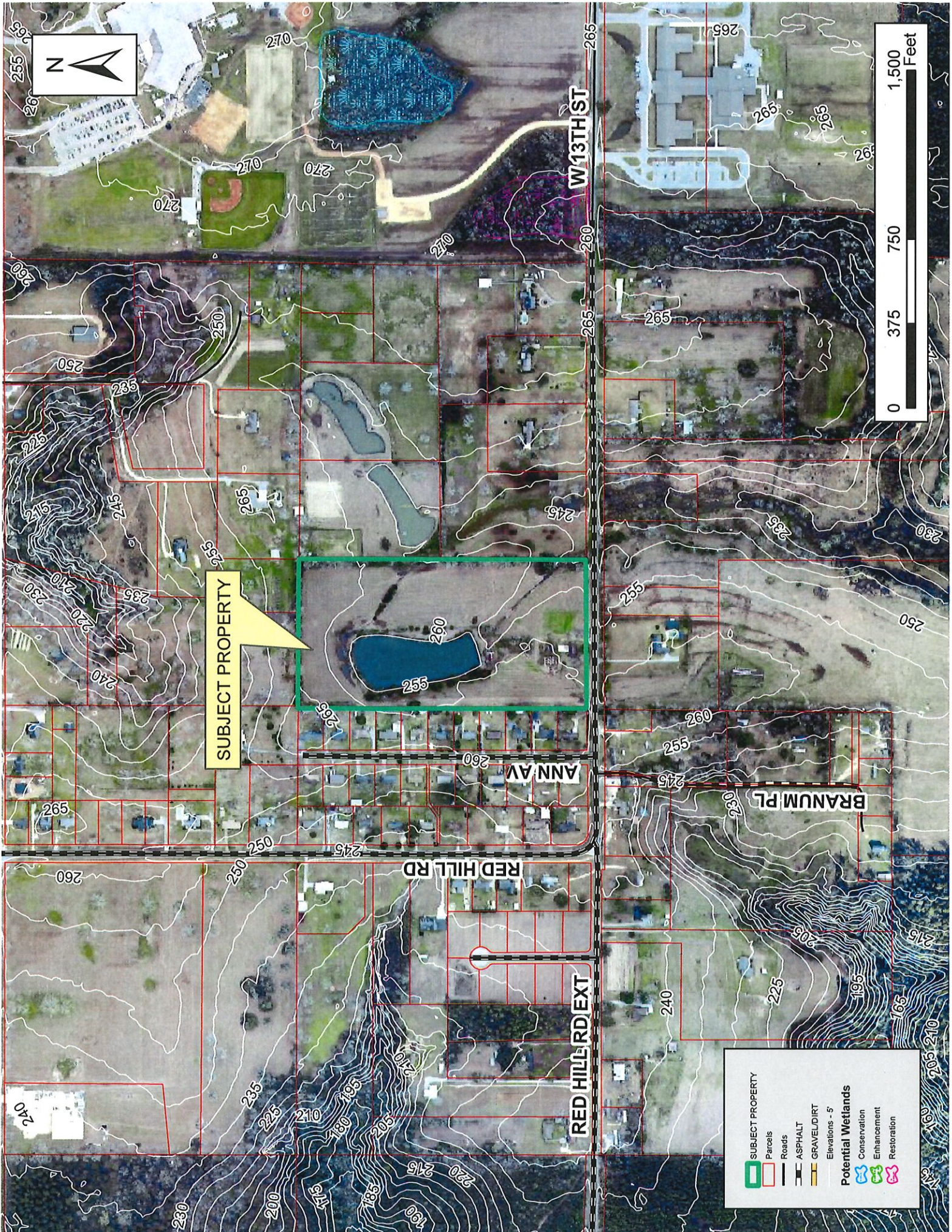
W 13TH ST

RED HILL RD

RED HILL RD EXT

ANN AV

BRANUM PL





City of Bay Minette

Application for Administrative Subdivision

Date: 04/02/2019

Name of Subdivision: EMMON'S PLACE (A 3 LOTS OR LESS EXEMPT SUBDIVISION)

Name of Owner: CHAD EMMONS

Address: 45705 RED HILL RD BAY MINETTE AL 36507
Street / PO Box City State Zip

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

QUINN MIDDLETON

Address: 30673 SGT. E. I. BOOTS THOMAS DR, ~~BAY~~ SPANISH FORT, AL 36527
Street / PO Box City State Zip

Subdivision Location: NE CORNER OF THE INTERSECTION OF W 13TH + McMILLAN AVE.

Total Acreage: 2.04 ACRES # of Parcels Existing: 1

Average Lot Size: 1.03 ACRES # 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: QUINN MIDDLETON

Signature: [Signature]

Date: 04/02/2019

Total \$ 170

Cost - \$150.00 plus \$10.00 per parcel

EMMON'S PLACE (A 3 LOTS OR LESS EXEMPT SUBDIVISION)

SITE DATA
 NUMBER OF LOTS: 3
 AREA OF LOTS: 3.52 ACRES
 TOTAL AREA OF SITE: 2.584 ACRES

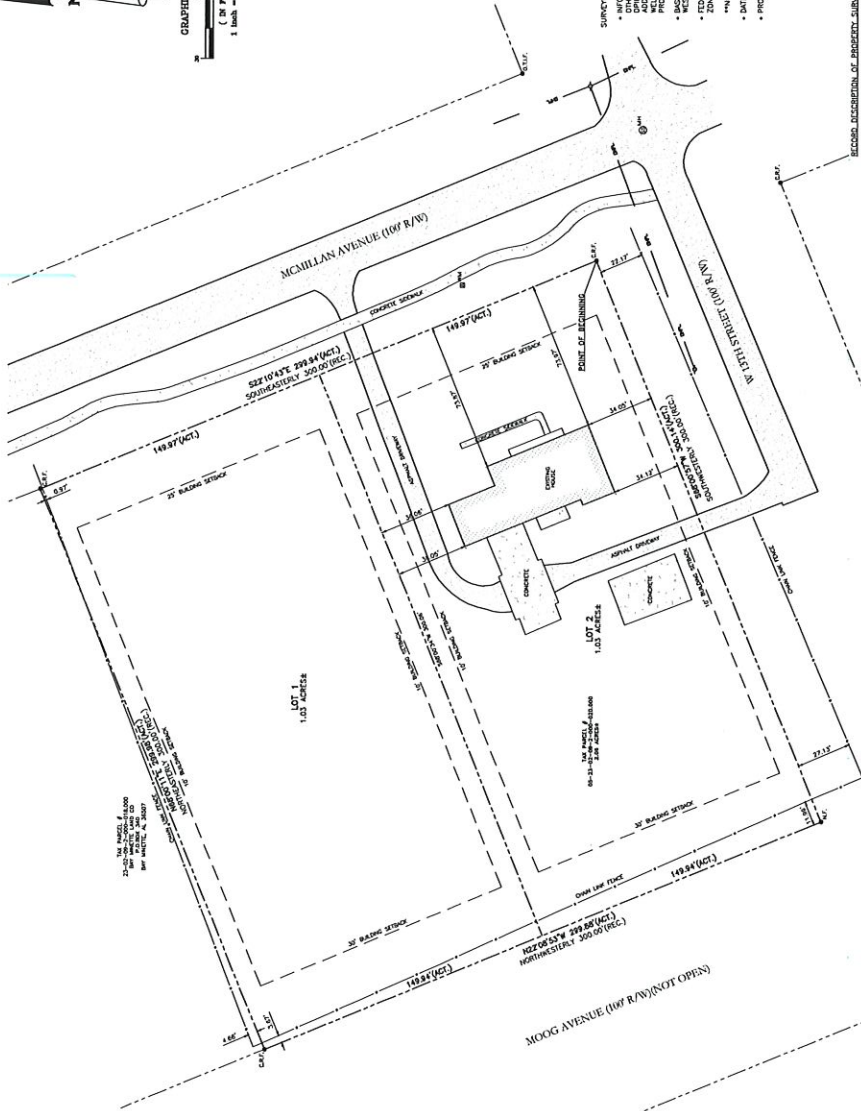
OWNER
 CHAD EMMONS
 401 N. 20TH ST.
 BAY MINETTE, AL 36507

SURVEYOR
 EUGENE L. COSSMAN, P.L.S.
 ALABAMA LICENSE NUMBER 26821

**CERTIFICATE OF APPROVAL OF THE
 CITY OF BAY MINETTE**

THE WITHIN EXEMPT SUBDIVISION OF PARCELS BEING A 3 LOTS OR LESS EXEMPT SUBDIVISION, BAYMINETTE COUNTY, ALABAMA, IS HEREBY APPROVED BY THIS CITY ON THE _____ DAY OF _____, 2019.

PLANNING DIRECTOR



- SURVEYOR'S NOTES**
- INFORMATION USED TO PREPARE AND PRODUCE THIS SURVEY ARE RECORDS SURFACE BY THIS FIRM OR OTHER SURVEYORS, RECORDS AND/OR OTHER INFORMATION AS PROVIDED BY THE CLIENT, AND THE SURVEYOR'S FIELD NOTES. THERE MAY BE OTHER INSTRUMENTS OF RECORD WITHIN THE OFFICE OF THE SURVEYOR THAT WOULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF SURVEY. INFORMATION AFFECTS THE BOUNDARIES OF THIS PROPERTY.
 - BASE OF BORINGS BASED ON GRID NORTH AS DETERMINED BY ETR GPS AND REFERENCED TO MOBILE, ALABAMA
 - FEDERAL INSURANCE ADMINISTRATION MAPS COMMUNITY RANG, NO. 17030303000, PROPERTY IS LOCATED WITHIN ZONE "UNDESIGNED" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - DATE OF FIELD WORK: JANUARY, 2019
 - PROPERTY IS CURRENTLY ZONED R-2 (CITY OF BAY MINETTE)

RECORD DESCRIPTION OF PRESENT SUBDIVISION: SEE BOOK 641, PAGE 20212.

THE SOUTH 300 FEET OF LOT 1, BLOCK 144, HAWK LANE COMPANY'S ADDITION TO THE TOWN OF BAY MINETTE, ALABAMA, ACCORDING TO THE ORIGINAL PLAT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 144, HAWK LANE COMPANY'S ADDITION TO THE TOWN OF BAY MINETTE, ALABAMA, BEING THE N1/2 CORNER OF SECTION 16, T17N, R14W, RANGE 14E, ZONE UNDESIGNED, COUNTY OF BAYMINETTE, STATE OF ALABAMA, AND PROCEEDING S80°45'00\"/>

I, EUGENE L. COSSMAN, P.L.S., SURVEYOR, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWINGS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

EUGENE L. COSSMAN, P.L.S.
 ALABAMA LICENSE NUMBER 26821

LEGEND

- CENTER
- OPEN TIE BORN FOUND
- NAL FOUND
- SWAYER BORN WHEEL
- POWER POLE
- WATER METER

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF ALABAMA
 COUNTY OF BAYMINETTE

THIS IS TO CERTIFY THAT I, CHAD EMMONS, AM THE OWNER OF THE LAND TO BE SUBDIVIDED AS SHOWN HEREON, AND THAT THE LAND TO BE SUBDIVIDED HAS BEEN ASSESSED AND PAID FOR THE USES AND SAME UNDER THE DESIGN AND TITLE PERSON INDICATED.

DATED THIS THE _____ DAY OF _____, 2019

CHAD EMMONS

CERTIFICATION BY NOTARY PUBLIC
 COUNTY OF BAYMINETTE

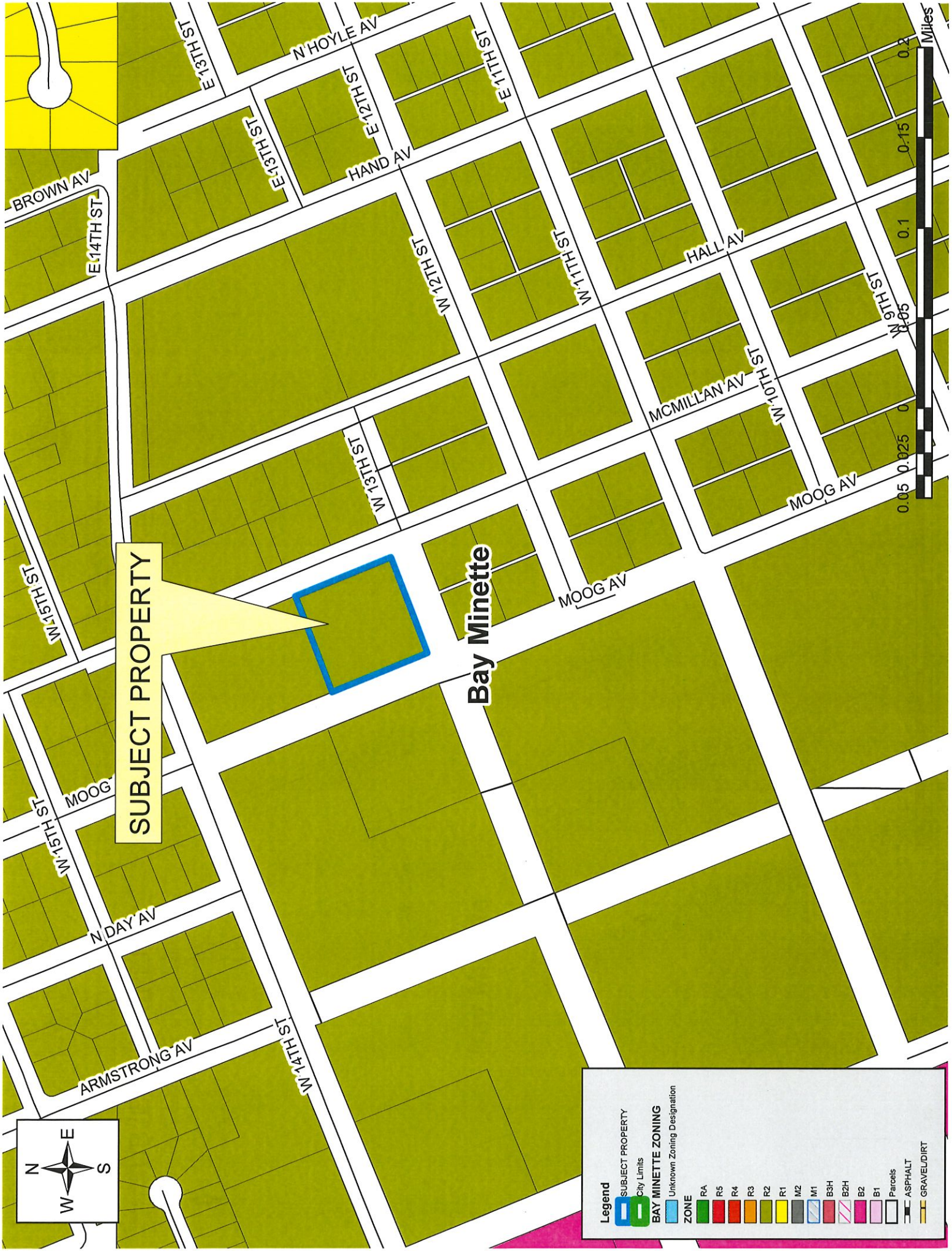
I, _____, NOTARY PUBLIC IN AND FOR THE COUNTY OF BAYMINETTE, ALABAMA, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALABAMA SUBDIVISION ACT AND I HAVE REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE ACT AND I HAVE REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE ACT AND I HAVE REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE ACT.

DATE: _____

NOTARY PUBLIC

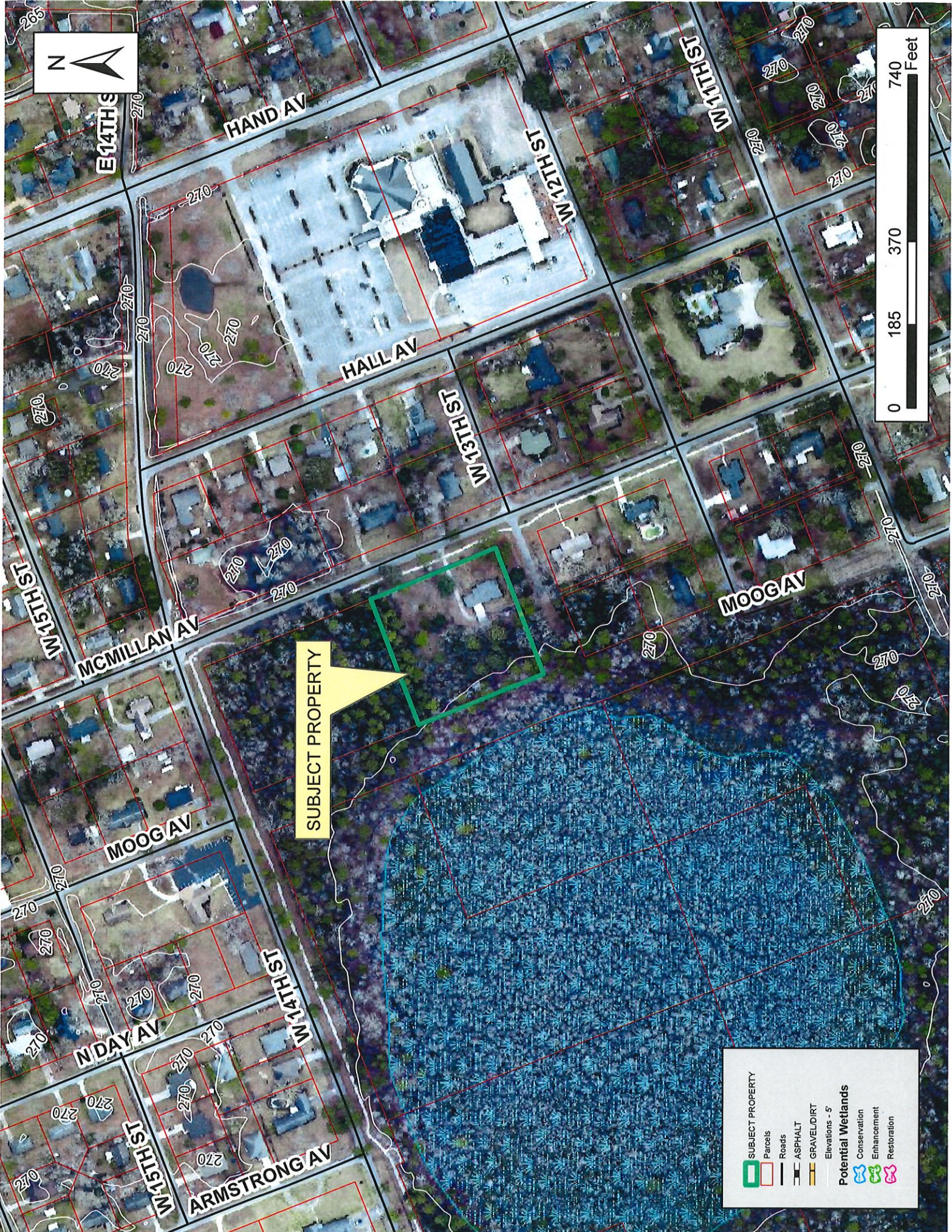
NUMBER:	REVISION:	DATE:

EXEMPT SUBDIVISION PLAT		SCALE: 1"=30'
1301 MCMILLAN AVE., BAY MINETTE, AL		DATE: APRIL 1, 2019
CHAD EMMONS		DRAWN BY: CM
		CHECKED BY: EG
		SHEET: 1 OF 1



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



SUBJECT PROPERTY

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