

# Bay Minette Planning Commission

## Regular Meeting Minutes

Minutes of September 13, 2016

Monthly Meeting No. 9

The Bay Minette Planning Commission met in the rescheduled Regular Session on Tuesday, September 13, 2016. 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  
Danleigh Corbett, Council Member  
Oscar Waters, Building Official  
Ed Pepperman, Commission Member  
A.C. Ulmer, Commission Member

Members Absent:

Robert A. "Bob" Wills, Mayor  
Robbie Strom, Commission Member  
Scotty Langham, Commission Member

Other person in regular attendance:

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

**GUESTS** Guest present:

Haywood Hinote  
Jennifer Harrison  
James Harrison  
J. E. Ryland  
Rev. James A. Blackmon  
Edwin J. Smith  
Loretta K. Smith  
Michael A. Peterson  
Jeanne Lawson  
Johnny Jones  
Steven T. Urban

David Peterson  
Laura Cooper  
Jacob Cooper  
Pamela Hall  
Kymberlie Hall  
Dody Rhodes  
Jacob Pierce, J. Pierce, and Associates

**INVOCATION** Chairman Stewart offered the invocation and followed by the pledge.

**ITEM 3.** Chairperson Stewart asked the planning commission to review the minutes of the August 9, 2016 meeting. Commission Member Corbett made a motion to approve the minutes for the August 9, 2016 meeting. The motion was seconded by Commission Member Ulmer and the motion carried.

**ITEM 4.** Chairperson Stewart introduced item 4: Old business:

- Public Hearing and Consideration of Zoning Amendment from Ann Pierce, etal, Marshall R. Fox, Susan G. Wagner, Barry R Grimes, Daniel R Grimes property located on Rabun Road PIN 3684, from R-2 to R-A. Chairman Stewart recognized Dody Rhodes who explained the Zoning Amendment Request for Ann Pierce, etal, Marshall R. Fox, Susan G. Wagner, Barry R. Grimes, Daniel Grimes property located on Rabun Road, PIN 3684, from R-2 to R-A. Chairman Stewart open the public hearing concerning the re-zoning at 8:20 a.m. Ms. Jennifer Harris and Mr. Johnny Jones expressed concern and the desire to purchase a three acres tract that is located between Vision Ministry and Ms. Harris father's home. Mr. Lewis explained that unless the property owners came back to planning commission to request a subdivision the property could only be sold a one parcel. Chairman Stewart closed the public hearing at 8:30. Commission Member Pepperman made a motion to recommend the re-zone request to the City Council with Planning Commission approval. The motion was seconded by Commission Member Ulmer and carried.
- Preliminary and Final Site Plan Review for Jacob Pierce and Associates, 19 Lot subdivision on Horse Neck Road. Chairman Stewart recognized Jacob Pierce who explained the request. The request is for 196.24 acres to be subdivided into 19 lots with road frontage. Chairman Stewart opened the public hearing at 8:35 a.m. Mr. Edward Smith and Mr. J. E. Ryland expressed concern of the road into the property being the only access in and out of

the community. Chairman Stewart closed the public hearing at 8:55 a.m. Commission Member Pepperman made a motion to approve the Preliminary Site Plan contingent upon the following wording be placed on the deeds: Water-On Site Well; Sewer-On Site Septic to comply with any health regulations. The motion was seconded by Commission Member Waters and carried. Chairman Stewart asked for a motion to approve the Final Subdivision Site Plan. Commission Member Pepperman made a motion to approve the final contingent upon the notes from the preliminary approval. The motion was seconded by Commission Member Ulmer and carried.

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

- None

A. Mayor/Council Report:

- On behalf of Mayor Wills, Rita Diedtrich requested that the meetings be moved to another day of the week due to conflicting schedules.

B. Attorney Report

- None

C. Commissioner's Report

ITEM 8. With no further business, Chairperson Stewart adjourned the meeting at 9:30 a.m.

DONE THIS THE 13<sup>th</sup> DAY OF SEPTEMBER 2016



---

Todd Stewart  
Chairperson

ATTEST:

A handwritten signature in blue ink, consisting of several loops and a trailing flourish.

---

Rita Diedtrich  
City Clerk