

Bay Minette Planning Commission Regular Meeting Minutes

Minutes December 12, 2019

Monthly Meeting No. 12

The Bay Minette Planning Commission met in Regular Session on Thursday, December 12, 2019. The meeting was called to order at 8:00 a.m., by Chairman, Todd Stewart, 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
Scotty Langham, Commission Member
Jessica Davis, Commission Member
Wynter Crook, Commission Member
Neal Covington, Commission Member

Commission Members absent:

Pat Robinson, Building Official

Commission Members late:

John Biggs, Council Member

Other persons in regular attendance:

Scotty Lewis, Attorney
Tammy Smith, City Administrator/Finance Director
Clair Dorough, City Planner
Leslie Johnston, SARPC
Jason Padgett, North Baldwin Utilities
Jessica Peed, Planning Assistant
Thomas Brown, Code Enforcement Officer

GUESTS

Anne Price
George Price
Carolyn Capps
Steve Capps
Louis Ruffin

Tripp Ward
Paula Price

INVOCATION

Chairman Stewart gave the invocation, followed by the pledge.

ITEM 3.

Approval of Minutes of the November 14, 2019 meeting. Mayor Wills made a motion to approve the minutes. The motion was seconded by Commission Member Pepperman and unanimously carried.

ITEM 4.

Old Business

- Mrs. Dorough introduced a Subdivision Regulation amendment to Section 8, Administrative Subdivision ordinance. Mrs. Dorough requested the Planning Commission review the proposed changes which included having types of applications that would be exempt from Planning Commission review. She suggested that these be done in house so the process can move along faster with less expense on the applicant. Chairman Stewart asked for all Planning Commission Members to review the proposed amendment in the packet so staff could bring the draft the next scheduled Planning Commission meeting for a public hearing. Mrs. Johnston stated other municipalities handle certain cases in house as well.
- Chairman Stewart introduced and welcomed the new Planning Commission members, Wynter Crook and Neal Covington.

ITEM 5.

New Business:

AS- 1901, Louis Ruffin Subdivision

Request: Approval to replat the subject properties

Location: The subject property is located at 42900 Jones Road

Chairman Stewart introduced the Louis Ruffin Subdivision and asked if anyone was at the meeting to represent for the application. Mrs. Dorough explained the request to go from four parcels to two parcels, deeding the two to his sister. She stated the roadway access would be on Jones Road and the application meets the Administrative Subdivision Regulations. Chairman Stewart stated there are no setback issues, and Mrs. Dorough confirmed. Chairman Stewart asked if there were any questions or comments, and there were none. Mayor Wills made a motion for authorization for the Chairman to sign the plat. Commission Member Pepperman seconded, and the motion was unanimously carried.

Chairman Stewart asked if anyone from the public would like to speak. Carolyn Capps, who lives at 300 Northshore Drive, the first lot in Canterbury, stated there is a large commercial-looking shed built at 1700 Auburn Avenue. She stated the structure has 4 garage door bays and is larger than the adjoining dwelling. She is concerned the structure is going to devalue her property, and the drainage will be an issue. She requested an explanation of how it was permitted. Chairman Stewart explained the structure is an accessory, and only permitted for placement, not aesthetics. He briefly explained the criteria that is viewed prior to permit issuance, including lot coverage percentages and setbacks, and explained the building in question met all the criteria. Mrs. Capps requested for a large fence to be built to cover it, and for everyone to keep an eye on the structure.

George Price, who lives at 1205 Mixon Avenue, stated he has worked on the Planning Commission and understands how the process operates. He is concerned about the drainage issue that is now occurring because of the structure located at 1700 Auburn Avenue. He stated there is overflow of mud in his daughter-in-law's yard, and something needs to be done.

Steve Capps, who lives at 300 Northshore Drive, requested the structure to have new paint so it would better blend into the neighborhood. Chairman Stewart stated we do not regulate colors, only placement of accessory structures.

Chairman Stewart expressed thanks to the public who voiced their concerns, and stated that the drainage issue would be looked into.

ITEM 6. Reports:

A. Mayor/Council Report:

- Mayor Wills apologized for the disagreement regarding the structure at 1700 Auburn Avenue, and explains that the Planning and Building Department put a lot of time into making sure all the criteria was met and approved before a permit was issued. George Price asked for the builder to try and make the structure more cohesive to the neighborhood. Mayor Wills spoke about Christmas Fest this coming Saturday, and that it was moved back to the Courthouse Square. He also mentioned the Methodist Church would be selling food in the fellowship hall. He reminded everyone that the Block Party was being held tonight, and the Employee Appreciation luncheon was scheduled for next week. Mayor Wills also stated that a new director for the Recreation Center would be appointed soon.

B. Attorney Report

- None

C. Commissioner's Report

- Chairman Stewart thanked everyone for attending. Commission Member Crook inquired on time for the Block Party. Jason Padgett said it was open to all public. Commission Member Biggs stated that Saturday was the 200th anniversary for Alabama's statehood. Carolyn Capps brought a letter from a neighbor to be entered into the record that discussed the impact the building located at 1700 Auburn Avenue has had on her.

D. Planning Staff

- Mrs. Dorough stated that we were aware of the additional construction at Auburn Avenue, and that the partially constructed structures have not been permitted but the Building Department is in contact. Commission Member Covington inquired on setbacks, and Mrs. Dorough explained the setback guidelines.
- Ron Stewart, who lives at 1700 Auburn Avenue and owns the structure in question, introduced himself at this time. He apologized for the issues that have been made since erecting the barn, and proceeds to explain how he has recently made the move back to the area. He spoke about plans for topsoil and sodding, and his intentions for the structure to cover his pontoon boats and truck. Chairman Stewart thanked Mr. Stewart for attending the meeting.

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

DONE THIS THE 12TH DAY OF DECEMBER 2019



Todd Stewart, Chairman

ATTEST:



Jessica Peed, Planning Assistant