



Bay Minette Planning Commission Regular Meeting Minutes

Minutes July 11, 2024

Monthly Meeting No. 7

The City of Bay Minette Planning Commission met in Regular Session on Thursday, July 11, 2024. The meeting was called to order at 8:02 a.m. by Vice-Chairman Neal Covington, in the Council Chambers located in Bay Minette City Hall, at 301 D'Olive Street, 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, and a quorum established:

Neal Covington, Vice-Chairman
Robert A. "Bob" Wills, Mayor
Rob Madison, Building Official/Commission Member
Earl Emmons, Commission Member
William Taylor, City Council/Commission Member
Ray Clark, Commission Member

Commission Members absent:

Todd Stewart, Chairman
Hiram Templeton, Commission Member

Commission Members late:

None

Other persons in regular attendance:

Clair Dorough, City Planner
Paula Bonner, Planner Associate
Tammy Smith, City Administrator
Steven Stewart, Fire Inspector
Lauren Collinsworth, Attorney
Kristina Pittman, North Baldwin Chamber of Commerce

GUESTS Martha Ryan, The First Bank

INVOCATION Commission Member Taylor presented the invocation, followed by the pledge.

ITEM 3. Announcements/Registration to address the Commission.

ITEM 4. Approval of the Minutes of the June 13, 2024, Regular Meeting.
Commission Member Taylor made a motion to approve the May minutes as written. The motion was seconded by Commission Member Emmons and carried unanimously.

ITEM 5. Disclosure of Prior Communications and/or Conflicts of Interest:
Vice-Chairman Covington stated his wife, Tina Covington is a member of the Committee on Public Arts. Mrs. Dorough reminded Vice-Chairman Covington that he will not vote today as he is the acting chairman in the absence of Chairman Stewart.

ITEM 6.

Old Business

a.) Z-24002 & SD-24009, Honeycut Creek Cottages PUD & Master Plan

Mrs. Dorough gave an update on the PUD rezoning request reporting a written withdrawal request was received and that the application did not move forward to City Council. She also reported calls received by staff inquiring about the property regarding zoning and subdivision adding that any new subdivisions will require Planning Commission approval.

b.) RA-24001, Minor Amendments to Subdivision Regulations

Mrs. Dorough reported the subdivision amendments were recorded on June 25, 2024, and became effective on July 3, 2024. Printed copies of the revised subdivision regulations were given to Planning Commission members.

c.) Comprehensive Plan Update

Mrs. Dorough provided an update on the comprehensive plan, describing a public meeting hosted by Volkert Engineering on June 25, 2024. The meeting received a good response, with 55 attendees and 277 participants in an online survey.

ITEM 7.

New Business

a.) S-24048, Redmon Property – Committee on Public Arts Request

Mrs. Dorough presented the request for Planning Commission approval for a mural at 20 Hand Avenue, on the back exterior wall facing the alley and explained that the Planning Commission previously approved a mural for the same location, however the artist did not follow through with the mural, and the property has since changed ownership. Mrs. Dorough described the new proposed mural and explained the Planning Commission's authority to regulate murals.

Mayor Wills made a motion to approve the mural request. The motion was seconded by Commission Member Clark and carried unanimously.

b.) Legal Training / Discussion

Ms. Collinsworth discussed/reviewed Subdivision Regulations, Code of Alabama Law, the difference between Planning and Zoning, Standards of Denial and Approval, examples of Appeals Court and Supreme Court cases and the difference between Subdivision standards vs conceptual PUD standards.

c.) Updates & Upcoming Cases

- Update on Cloudpermit software training
- Update on Murphy Oil building permit

ITEM 8.

Reports

- a.) Mayor/Council Report – Mayor Wills reported negotiations for potential restaurants and hotel. Mrs. Smith reported on future street construction and negotiations with CSX, Federal Railways, and ALDOT.
- b.) Attorney - None
- c.) Commissioner – None
- d.) Planning Staff – None
- e.) Public Comment – Mrs. Pittman reported upcoming local Chamber events.

ITEM 9.

With no further business, Chairman Stewart adjourned the meeting at 8:51 am.

DONE THIS THE 11TH DAY OF JULY 2024



Vice-Chairman, Neal Covington

ATTEST:



Paula Bonner, Planner Associate

Motion Summary:

Item 7.) a.) S-24048, Redmon Property – Committee on Public Arts Request:

Mayor Wills made a motion to approve the mural request. The motion was seconded by Commission Member Clark and carried unanimously.