

MINUTES
MADISON STATION HISTORIC PRESERVATION COMMISSION REGULAR MEETING
NOVEMBER 9, 2016 5:30 P.M.
MADISON MUNICIPAL COMPLEX, LOWER LEVEL
PLANNING AND BUILDING CONFERENCE ROOM
100 HUGHES ROAD
MADISON, ALABAMA 35758

The meeting convened in the Madison Municipal Complex, Planning and Building Conference Room, 100 Hughes Road, Madison, Alabama 35758 and was called to order at 5:30 p.m. by Commission Chair Charles Sturdivant.

I. ROLL CALL

Commission Members

Charles Sturdivant, Chair	Place No. 5	Present
Jeanne Steadman, Historic Liaison	Place No. 7	Present
Dennis Vaughn	Place No. 1	Present
Elbert Balch	Place No. 2	Present
Charles Nola	Place No. 4	Present
Cindy Sensenberger	Place No. 6	Present

City Staff Present

Sherri Williams, Assistant Planner and Board Secretary

Registered Public Attendees

Douglas Smith; Councilmember Teddy Powell; Rikki Powell

II. APPROVAL OF MINUTES

Chairman Sturdivant asked Commission members for suggested changes or corrections to the draft minutes of the October 12, 2016 Regular Meeting. Members discussed the wording of certain public comments and asked that they be revised. There being no further changes, Chairman Sturdivant called for a motion:

Motion: Mr. Vaughn moved to approve the Minutes of the October 12, 2016 Regular Meeting, as revised. Mrs. Steadman seconded the motion and the vote was as follows:

Final Vote:

Dennis Vaughn	Aye
Elbert Balch	Aye
Charles Nola	Aye
Charles Sturdivant	Aye
Cindy Sensenberger	Aye
Jeanne Steadman	Aye

Motion Carried.

III. ELECTION OF OFFICER:

Chairman Sturdivant stated that members need to elect someone to serve as Vice-Chair for the remainder of 2016. The person will serve in the office vacated by Teddy Powell, who was elected to City Council. Jeanne Steadman nominated Charles Nola as Vice-Chair. Cindy Sensenberger seconded the nomination. Mr. Nola accepted the nomination. Chairman Sturdivant asked for other nominations. Mr. Vaughn moved to close the floor to further nominations and to elect Charles Nola as Vice-Chair by acclamation.

IV. PUBLIC COMMENT

Chairman Sturdivant opened the floor to public comment for non-agenda items. There being no public comment, Chairman Sturdivant stated that the floor was closed to public comment.

V. PUBLIC HEARINGS AND APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

Chairman Sturdivant stated that the following item would be for public hearing or comment. The time for each member of the public to comment would be limited to three (3) minutes.

1. **2016-12 – 209 Mill Road, Public Hearing, Request for Demolition;** Chairman Sturdivant asked the applicant to come forward and present case number 2016-12, 209 Mill Road, Request for Demolition. When the applicant did not come forward, Chairman Sturdivant stated that the Commission can choose to vote, or continue the case for another month. Sherri Williams stated she emailed Mr. Rogers after the October meeting. She also followed-up with a hard copy letter mailed to his home address. Copies of the email were distributed to Commission members. She stated that Mr. Rogers responded to her email that he “lost interest” in the project. She further stated that she repeatedly asked Mr. Rogers if “lost interest” meant that he wished to withdraw the case and have it removed from the agenda. Since he did not respond, the case was listed on the agenda, consistent with the decision to continue made at the October meeting. Commission members reviewed the email sent by Sherri Williams and the response received from Mr. Rogers. Chairman Sturdivant and Sherri Williams explained that members could choose to deny the request based on incomplete application and failure of the applicant to appear. Members discussed the request and stated that they want the record to show that they are denying the request based on an incomplete application and failure of the applicant to appear.

Chairman Sturdivant stated that motions are to be made in the positive and stated that they would simply vote "no". Chairman Sturdivant opened the floor to any members of the public who were present to speak in favor or in opposition to the request. No members of the public were present to speak. Chairman Sturdivant closed the public hearing and requested a motion.

Motion: Mr. Vaughn moved to approved case number 2016-12, 209 Mill Road, request for demolition. Mr. Nola seconded the motion and the vote was as follows:

Final Vote:

Dennis Vaughn	Nay
Elbert Balch	Nay
Charles Nola	Nay
Charles Sturdivant	Nay
Cindy Sensenberger	Nay
Jeanne Steadman	Nay

Motion Failed.

Chairman Sturdivant stated that the following items are for public review but not public hearing or comment.

- 2. 2016-15 - 23 Front Street; Addition of fence:** Sherri Williams presented the request for Chris and Suzanne Wellborn who wish to replace some of the existing fencing and install new white picket fencing along the front elevation of the house, in a "V" around existing shrubs, with a gate on each side. Photos of the site and information from the applicant, which was detailed and specific, were presented to the Commission. A new gate will be installed at the northwest corner of the house, where a new fence extension will be installed. The style and color will match existing fence. Chicken wire will be attached to the inside of the fence, but not visible from the street. The wire will help keep the area secure for their toddler.

Motion: Mr. Balch moved to approve case number 2016-15, 23 Front Street, addition of new fence in the same style and color as the existing fence and addition of gates, as presented. Mrs. Steadman seconded the motion and the vote was as follows:

Final Vote:

Dennis Vaughn	Aye
Elbert Balch	Aye
Charles Nola	Aye
Charles Sturdivant	Aye
Cindy Sensenberger	Aye
Jeanne Steadman	Aye

Motion Carried.

3. **2016-16 – 20 Martin Street; DRI Site Plan Review – New Commercial Construction:** Mr. Williams stated that the site plan is not ready to be reviewed because there are some issues with drainage and outstanding comments from the City’s engineer. Sherri Williams stated that the City must comply with ADEM requirements and be cautious when reviewing site plans. Mr. Williams stated he wished to have materials and colors of the building approved in order to keep the project moving along. Mr. Williams stated the new building will have stand and seam metal roof. The exterior walls will be painted Nantucket Gray, with Horse Brown trim and shutters. Red/brown reclaimed brick will be used at the base. Mr. Williams stated he would come back for approval of signage and the site plan.

Motion: Mrs. Steadman moved to approve case number 2016-16, 20 Martin Street, new commercial construction, materials and colors only with site plan review at a future meeting. Mrs. Sensenberger seconded the motion and the vote was as follows:

Final Vote:

Dennis Vaughn	Aye
Elbert Balch	Aye
Charles Nola	Aye
Charles Sturdivant	Aye
Cindy Sensenberger	Aye
Jeanne Steadman	Aye

Motion Carried.

VI. OTHER BUSINESS (MEMBERS OF THE PUBLIC)

Chairman Sturdivant opened the floor to members of the public having other business to bring before the Commission. There being none, Chairman Sturdivant closed the floor to other business.

VII. OTHER ITEMS FOR DISCUSSION (COMMISSION MEMBERS AND CITY STAFF)

Chairman Sturdivant opened the floor to Commission members and city staff with other items for discussion.

1. Sherri Williams presented a draft letter, addressed to Gayle Wann Guy and Billy Wann, regarding the state of disrepair of the house they own at 225 Mill Road. The letter could be sent from either the Commission or the City. Commission members discussed the letter and agreed that it is a good thing to do, but believed it would have more weight coming from the City or from Code Enforcement. The letter could be used as a template for letters to other property owners. Councilmember Powell suggested that the Commission/City wait until a new City Council liaison is assigned and can provide support. Commission members agreed and instructed Sherri Williams to hold the letter until further notice.

There being no other items for discussion, Chairman Sturdivant closed the floor.

VIII. ADJOURNMENT

Chairman Sturdivant adjourned the meeting at 7:15 p.m.



Approved: Charles Sturdivant, Chair
Madison Station Historic Preservation Commission



Attest: Sherri Williams, Board Secretary