



PLANNING COMMISSION

CITY OF MADISON, ALABAMA MINUTES OF THE SEPTEMBER 17, 2009 REGULAR MEETING

Meeting was called to order at 5:30 p.m. by Chairman Charlie Brown

ROLL CALL

Planning Commission Board Members

<u>Planning Commission Chairman</u>	PRESENT
CHARLIE BROWN, C.A.P.Z.O	
<u>Planning Commission Vice Chairman</u>	PRESENT
STEPHEN BROOKS	
<u>City Council Member</u>	PRESENT
TIM COWLES	
CYNTHIA MCCOLLUM	ABSENT
STEVEN RYDER	PRESENT
CAMERON GROUNDS	PRESENT
DAMIEN BIANCA	PRESENT
LEWIE L. BATES, III	PRESENT
MICHAEL POTTER	PRESENT

STAFF PRESENT

JOHNNY BLIZZARD, AICP, CFM, CHIEF PLANNER; GARY CHYNOWETH P.E., CITY ENGINEER; KEITH CONVILLE, ENGINEERING TECHNICIAN AND SHERRI BLAIR, CFM, ZONING ADMINISTRATOR AND RECORDING SECRETARY.

REGISTERED PUBLIC ATTENDEES

Councilmember Tim Holcombe; Elsie Brown; Bob Knapp; Police Chief Larry R. Muncey; W. C. Fuller; Sonia Shiflett and Christian Knapp.

MINUTES APPROVAL

Minutes of the August 20, 2009 Regular Meeting

Chairman Brown states that the minutes will be approved as submitted.

PUBLIC COMMENTS

Chairman Brown opens the floor to public comment. W. C. Fuller, 101 Arden Circle, requested an update on the status of the comprehensive plan. Mr. Ryder stated the Planning Commission is reviewing the rough draft and that economic development and traffic analysis information is still missing. Limestone County information is being gathered. Mr. Potter stated that Limestone County will wait until after tax notices are sent in October to provide information. Mr. Fuller

further requested that the subdivision regulations be amended after the comprehensive plan is approved.

Councilmember Tim Holcombe introduced Police Chief Larry Muncey. Chief Muncey stated he will attend future meetings and will assist the commission, as needed. There being no further public comment, Chairman Brown closes the floor.

PRELIMINARY PLATS

1) Shiloh Creek

Location: south of Brown's Ferry Road, ½ mile west of Wall-Triana Highway

Representative: Goodwyn, Mills and Cawood, Inc.

Owner: Shiloh Run, LLC

Lots: 34

Acreage: 20.59 acres, more or less

Staff Report: The Technical Review Committee has reviewed this project and as of this date all comments have not been satisfied. Johnny Blizzard presented and explained outstanding items.

Planning comments:

1. Signatures – Madison Utilities

Developer Comments: No comment

Public Comments: Sonja Shiflett, 126 Bibb Drive, presented questions regarding sewer stack at the rear of her property. Gary Chynoweth addressed Ms. Shiflett's concerns and committed to going to the site to inspect and presenting her with options. He informed her that the condition of the ditch should be improved by the Public Works Department in the near future.

Board Comments: Mr. Potter questioned the locations of signage and fencing and into whose charge the same will be. Johnny Blizzard stated that the Homeowner's Association will maintain all common areas and that the final plat will show the location of signage. Mr. Bianca questioned who will maintain the common areas until final acceptance. Mr. Blizzard stated the developer will be required to maintain until such time. Mr. Potter stated that it is important that the areas to be maintained by the Homeowner's Association are clearly defined.

Motion: Mr. Brooks moves to approve the Preliminary Plat of Shiloh Creek with the completion of outstanding comments. Mr. Ryder seconded.

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Absent
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

Motion carried.

OTHER BUSINESS

1. Request for 30 day extension of approval for preliminary and final plats for Arbor's at Brown's Ferry Crossing, Phase 2 and Brown's Ferry Crossing, Phase 2 which were approved at the August 20, 2009 meeting.

Staff Report: Johnny Blizzard explains that the bank is moving slowly and therefore the bonds have been held up. He further states that it is only for the final plat that an extension needs to be considered.

Motion: Mr. Potter moves to approve the requested 30 day extension for the final plats of Arbor's at Brown's Ferry Crossing, Phase 2 and Brown's Ferry Crossing, Phase 2. Mr. Ryder seconded.

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Absent
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

Motion carried.

There being no other business for discussion Chairman Brown closes the floor.

ADJOURNMENT

With no additional business to discuss Chairman Brown adjourned the meeting at 5:50 p.m.

Minutes Approved,



Charlie Brown, C.A.P.Z.O., Chairman
Madison Planning Commission

ATTEST:



Sherri Blair, CFM, Zoning Administrator