



PLANNING COMMISSION

CITY OF MADISON, ALABAMA MINUTES OF THE OCTOBER 15, 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	PRESENT
STEVEN RYDER	PRESENT
CAMERON GROUNDS	ABSENT
DAMIEN BIANCA	PRESENT
LEWIE L. BATES, III	PRESENT
MICHAEL POTTER	PRESENT

PLANNING STAFF PRESENT

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

REGISTERED PUBLIC ATTENDEES

Dale Satterfield; W. C. Fuller.

MINUTES APPROVAL

September 17, 2009 Minutes of Regular Meeting

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

PUBLIC COMMENTS

Chairman Brown opened the floor to public comment. There being no public comment, Chairman Brown closed the floor.

SITE PLAN AND LOCATION, CHARACTER AND EXTENT

1. Madison Fire Station #2
Location: 1115 Hughes Road
Representative: Nash Engineering
Owner: City of Madison
Acreage: 1.02 acres, more or less

Staff Report: The Technical Review Committee reviewed this project and as of this date all comments have not been satisfied. Johnny Blizzard presented and explained outstanding items and bases of variance requests. There are currently no other sidewalks on sides of the road in question and if, in the future sidewalks are installed to the point of the fire station, the city will pay for the sidewalk required for this site. The note on the site plan regarding the tree is correct and the tree will remain not be removed.

Variations requested:

1. Madison Zoning Code 5-18A-1 - Applicant is requesting a variance so as not to require a 5' wide concrete sidewalk along Hughes Road
2. Madison Zoning Code 5-18A-1 - Applicant is requesting a variance so as not to require a 5' wide concrete sidewalk along Thomas Drive

Planning comments:

1. Move FDC to vault

Developer Comments: No comment.

Public Comments: No comment.

Board Comments: No comment.

Motion: Mr. Brooks moved to approve applicant's request for a variance to Madison Zoning Code 5-18A-1 thereby not requiring a 5' wide concrete sidewalk along the east side of Hughes Road. Ms. McCollum 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	Aye
Planning Commission Member - Cameron Grounds	Absent
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

Motion carried.

Motion: Mr. Ryder moved to approve applicant's request for a variance to Madison Zoning Code 5-18A-1 thereby not requiring a 5' wide concrete sidewalk along the north side of Thomas Drive. Mr. Potter 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	Aye
Planning Commission Member - Cameron Grounds	Absent
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

Motion carried.

Motion: Mr. Brooks moved to approve the site plan for Madison Fire Station #2 with the satisfaction of outstanding staff comments. Mr. Potter 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	Aye
Planning Commission Member - Cameron Grounds	Absent
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) Acceptance of letter of credit for Stratford Square Phase IV in the amount of \$9,765.00 to expire October 20, 2010.

Staff Report: Gina Romine explained the letter of credit process and current requirements banks are imposing.

Motion: Mr. Potter moved to approve acceptance of the letter of credit for Stratford Square Phase IV. Mr. Bates 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	Aye
Planning Commission Member - Cameron Grounds	Absent

Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

Motion carried.

W. C. Fuller, 101 Arden Circle questions the time frame in which public will be made a part of the comprehensive plan review process. Mr. Ryder stated that he met with the Mayor; that Limestone County has submitted information; that Engineering submitted a traffic analysis. All the information is still rough. It was agreed that Planning Commission and others would meet in November and that Amy Furfori would also attend the November meeting. Chairman Brown assured Mr. Fuller that copies of the proposed plan will be made available to the public, with ample time for review, prior to the meeting at which it will be discussed. 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 5:41 p.m.

Minutes Approved,



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

ATTEST:



Sherri Blair, CFM, Zoning Administrator