PLANNING COMMISSION

CITY OF MADISON, ALABAMA
MINUTES OF THE JUNE 17, 2010 REGULAR MEETING

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

ROLL CALL

Planning Commission Board Members

Planning Commission Chairman	
CHARLIE BROWN, C.A.P.Z.O.	PRESENT
Planning Commission Vice Chairman	
STEPHEN BROOKS	ABSENT
City Council Member	
TIM COWLES	PRESENT @ 5:45
CYNTHIA MCCOLLUM	ABSENT
STEVEN RYDER, C.A.P.Z.O.	PRESENT
CAMERON GROUNDS, C.A.P.Z.O.	PRESENT
DAMIEN BIANCA	PRESENT
LEWIE L. BATES, III, C.A.P.Z.O.	PRESENT
MICHAEL POTTER, C.A.P.Z.O.	PRESENT

PLANNING STAFF PRESENT

AMY FURFORI, DIRECTOR OF COMMUNITY DEVELOPMENT AND PLANNING; JOHNNY BLIZZARD, CHIEF PLANNER; KELLY BUTLER, CITY ATTORNEY; GARY CHYNOWETH, CITY ENGINEER; KEITH CONVILLE, ENGINEERING TECHNICIAN; AND SHERRI BLAIR, ZONING ADMINISTRATOR AND RECORDING SECRETARY.

REGISTERED PUBLIC ATTENDEES

Tim Morris; Daniel Cook; Michael Bass; Kelly Jackson; Cynthia Dressler; Stella Orf; Todd Orf; Milford Chambers; Bonnie Chambers; Claudia Shar; Robert Shar; R.A. Pospicil; Augustus Leroy Laughinghouse; Anindita Bandyopadhyay.

MINUTES APPROVAL

May 20, 2010 Minutes of Regular Meeting

Chairman Brown asked board members for requested changes and/or corrections. There being no requested changes and/or corrections, Chairman Brown stated the minutes would be approved as submitted.

PUBLIC COMMENTS

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

CERTIFIED PLATS

1) The Pines, Phase 5
   Location: south of Portal Lane and east of Hughes Road
   Representative: J.W. Kennedy Land Surveyor
   Owner: Mary Margaret Long
   Lots: 2
   Acreage: 17.44

Staff Report: Johnny Blizzard explained the request stating lot 2B will be the home of Asbury Thrift Store. He further stated that all staff comments have been satisfied for this request.

Developer Comments: No comment

Public Comments: No comment

Board Comments: No comment

Motion: Mr. Potter moved to approve the Certified Plat for The Pines, Phase 5 as presented. Mr. Ryder seconded the motion and the vote was as follows:

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Absent
Planning Commission Member – Tim Cowles	Absent
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.

2) A resubdivision of Lot 69 and Lot 70 of Walden Preserve, Phase 2
   Location: north of Gillespie Road and west of Balch Road
   Representative: Stanley Land Surveying, Inc.
   Owner: Diltina Development Corporation
   Lots: 2
   Acreage: 0.82

Staff Report: Johnny Blizzard explained the request stating that a house currently under construction on lot 69 does not meet required side yard setback. City Council has approved the vacation of easement requested by the owner. 3.5 feet will be removed from lot 70, which is currently vacant, and added to lot 69 so it will meet required setback. He further stated that all staff comments have been satisfied for this request.

Developer Comments: No comment

Public Comments: No comment

Board Comments: No comment

Motion: Mr. Bates moved to approve the Certified Plat for a Resubdivision of Lot 69 and Lot 70 of Walden Preserve, Phase 2, as presented. Mr. Bianca seconded the motion and the vote was as follows:

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Absent
Planning Commission Member – Tim Cowles	Absent
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.

LAYOUT PLATS

3) Waterford, Phase 5 **Pulled from agenda at the request of applicant**
   Location: east of Burgreen Road and west of Waterford, Phase 4
   Representative: Martin Surveys
   Owner: Enfinger Steele Development
   Lots: 38
   Acreage: 21.465

PRELIMINARY PLATS

4) West Haven, Phase 1 – Re-preliminary plat approval
   Location: south of U.S. Highway 72 and east of Henderson Lane
   Representative: Goodwyn, Mills and Cawood, Inc.
   Owner: Ricky Robinson
   Lots: 45 and 1 tract
   Acreage: 80.59

Staff Report: Johnny Blizzard explained the request stating that all staff comments have not been satisfied for this request; the $25.00 application fee and $427.95 drainage fee are still due.

Developer Comments: No comment

Public Comments: No comment

Board Comments: No comment

Motion: Mr. Ryder moved to approve the Preliminary Plat for West Haven, Phase 1, pending the satisfaction of outstanding staff comments. Mr. Bianca seconded the motion and the vote was as follows:

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Absent
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.

5) West Haven, Phase 2 – Re-preliminary plat approval
Location: south of U.S. Highway 72 and east of Henderson Lane
Representative: Goodwyn, Mills and Cawood, Inc.
Owner: Ricky Robinson
Lots: 143
Acreage: 59.13

Staff Report: Johnny Blizzard explained the request stating that all staff comments have not been satisfied for this request; the $25.00 application fee and $320.65 drainage fee are still due.

Developer Comments: No comment

Public Comments: No comment

Board Comments: No comment

Motion: Mr. Ryder moved to approve the Re-Preliminary Plat for West Haven, Phase 2, pending the satisfaction of outstanding staff comments. Mr. Potter seconded the motion and the vote was as follows:

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Absent
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.

FINAL PLATS

6) Stillwater Cove, Phase 1
Location: west of Segers Road approximately ½ mile south of Powell Road
Representative: Garver Engineers, LLC
Owner: Breland Homes, LLC
Lots: 72
Acreage: 121.41

Staff Report: Johnny Blizzard explained the outstanding staff comments for this request.
Planning comments:
1. Provide base flood elevations
2. Access easement to pump station must also be a PUDE
3. Signature-Athens Utilities
4. Note on plat: No development or subdivision of common area 2 will be permitted
5. Provide ingress/egress to common area 2

Engineering comments:
1. Closure-drawing-legal must all match

Developer Comments: No comment

Public Comments: No comment

Board Comments: Mr. Bianca asked whether developer objected to item 4 to which Johnny Blizzard stated no. Mr. Potter voiced concerns and questioned staff about location and HOA required maintenance of developer placed fencing. Johnny Blizzard stated that fence placement will not be known until final stages of development. Mr. Bianca asked if 1 ingress/egress for 72 lots is permitted. Gary Chynoweth stated a variance was granted in the past because of additional phases to the south.

Motion: Mr. Potter moved to approve the Final Plat for Stillwater Cove, Phase 1, pending the satisfaction of 5 outstanding planning comments and 1 outstanding engineering comment. Mr. Bates seconded the motion and the vote was as follows:

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Absent
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

Chairman Brown opened the floor to other business.

1) Request for 30 day extension on the approval of Whitworth Farms, Phase 4, final plat – approved May 20, 2010. Tim Morris appeared on behalf of Diltina and stated that current banking delays require the sought after extension.

Motion: Mr. Potter moved to approve the requested 30-day extension as presented. Mr. Bates seconded the motion and the vote was as follows:

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Absent
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.

2) Introduction of Major Street Plan – Gary Chynoweth requested the board allow him to delay his presentation until the next scheduled meeting. Chairman Brown granted his request.

3) Telecommunications Ordinance – Amy Furfori addressed the board regarding the Telecommunication and Floodplain Ordinances. Each is currently a part of the Zoning Ordinance. Her recommendation is that they be removed and made a part of the City's Code of Ordinances. Both were prepared by outside entities; a consultant and the state floodplain coordinator, respectively. The State strongly urged the City to adopt the Floodplain Ordinance within the next month. She further stated that both will be referenced in the Zoning Code. Kelly Butler stated the codification process would also be referenced in the Zoning Code and that the Telecommunication Ordinance should be received this week.

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

ADJOURNMENT

With no additional business to discuss Chairman Brown adjourned the meeting at 6:02 p.m.

Minutes Approved,

Charlie Brown, Chairman, Madison Planning Commission

ATTEST:

Sherri Blair, Recording Secretary