

**FEAB MEETING MINUTES**

**June 11, 2021**

**3:00 p.m.**

**Fairhope Civic Center Delchamps Room, Fairhope, AL**

**Member Attendees:** Gary Gover, Jim Horner, Michelle Melton, Jennifer Foutch, Ben Frater, Amy Paulson, Jeanine Normand, Nigel Temple

**Members not in attendance:** Mike Shelton (warranted absence)

**City of Fairhope:** Christina LeJeune -Planning and Zoning Department.

**City Council:** None

**Honored Guests:** None

**Minutes taken by** Christina LeJeune

Gary called the meeting to order at 3:00 p.m.

*Summary of meeting:*

- *Approval of May 2021 minutes*
- *Approval of Special FEAB Meeting Minutes with Mayor 5/21*
- *SB 107 and the impact on wetlands*
- *Dyas Triangle*
- *LID Planning and Zoning*
- *Steps moving forward*

**FEAB Minutes:**

Gary made a motion to approve the May2021 FEAB minutes, as written. May 21, 2021 Special Meeting Minutes were also approved as amended, adding in Nigel Temple's attendance. Both minutes were approved unanimously.

**SB 107 Extraterritorial Jurisdictions (ETJ):**

Jim: Met with Erik Cortinas and discussed SB 107 and how Fairhope will be affected by this new bill and its impact on the wetland ordinance. The city would no longer have jurisdiction 1.5 miles outside of our boundary as we use to. There is a concern that the county may not have as stringent of a wetland ordinance, nor do they have manpower or authority to enforce their ordinances as Fairhope would.

Amy: Recommends that it is possible that the county could become the more stringent- and there could be better environmental protection. The NEP's Eastern Shore watershed management plan (which is in process and Kim Burmeister is fully engaged in) brings

together all the coastal planning areas around here-Daphne, Fairhope, Point Clear, and everybody down CR 1. Using the WMP stakeholder group, which includes Ashley Campbell who is now running the environmental department for the county, would be the best way to voice and resolve this concern and keep it on the forefront of Watershed planning for the whole region.

**Dyas Triangle Property:**

Gary: Mayor has asked FEAB to come up with a final document that can be used as an agreement between the City and Fairhope Single Tax Corporation. All agree the Dyas Triangle Property should be deeded to FSTC and then they will deed it back with restrictions so it will always be preserved as a park.

Gary: FEAB needs to convey to FSTC a list of covenants for the deed and in return they do the same.

Michelle: Explained the difference between deed restrictions and conservation easement.

Jim: Suggested FEAB put together an outline on how to handle park maintenance and get with FSTC on a mutual agreement.

Amy: Suggested listing all allowable and unallowable land uses.

Gary: Had a concern for pedestrian safety and suggested the Dyas triangle property be connected to the Eastern Shore bike trail. The Park within the radius of Publix shopping center should have pedestrian crossing. Currently there are no sidewalks.

Ben: Asked about using a 3<sup>rd</sup> party for managing the conservation easement.

Michelle: Stated having the deed restrictions and deed of conservation easement would provide an extra layer of protection.

Jennifer: Suggested that it should be one or the other but not both.

Jeanine: Asked if FEAB supported the conservation easement.

Jim: Said to push the conservation easement out and make it disappear. He suggested putting together a concept and to get with FSTC with a mutual agreement and get it turned into legal.

Gary: In 2013 FEAB did a warranty deed and development of the Dyas triangle that could be of use. There is a current deed that needs to be modified. They will also need a companion document with the new visions.

**LID Planning and Zoning:**

Gary: We need zoning for parks, currently the only uses listed are for outdoor, recreation facilities, green space etc. There is no solution for the idea of a park. Subdivision regulations and planning design standards need to be elaborated on.

Gary: Suggested Lee Turner would be an important resource for FEAB. Some of what they are doing will need Planning Commission approval.

Jennifer: Mentioned a concern for growth and development and its effects on utilities.

**Steps moving forward:**

Gary: Discussed holding another special called meeting possibly for June 25<sup>th</sup>. It was suggested Ben and Michelle be designated to discuss with Mayor and to get clear instructions on her expectations and what she needs from FEAB.

Amy: They need to present to Mayor the pros and cons on deed restrictions versus conservation easement. Ask Mayor what is or is not allowed in park deed and suggest kicking the conservation easement down the road for now.

Jim: After Ben and Amy meet with mayor FEAB needs to meet with FSTC.

Ben: We need an inventory of the Dyas Triangle Property before any other step.

Meeting adjourned: 4:10 p.m.

Next meeting is Friday, June 25<sup>th</sup> \*SPECIAL MEETING\* @ 3 p.m. Library Board Room

**FEAB CONTACT INFORMATION:**

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