

The Planning & Zoning Commission of the City of Fairhope met Monday, July 6, 2009, at 5:00 PM in the Council Chambers, 161 N. Section Street.

Present: Jean Wilson, Chairman; Jennifer Fidler, Bob Clark, Dick Charles, Lee Turner, Dan Stankoski. Jonathan Smith, City Planner, Nancy Milford, and Betty Rivenbark, Secretary. Absent: Tim Kant, Fran Slade, Gary Moore

The minutes of the June 2009 meeting were approved on motion by Dick Charles, Lee Turner 2<sup>nd</sup> the motion and it carried with one abstention by Dan Stankoski.

**SD09.08 Final Plat approval for Liberty Way**, request of Pelican Ventures, LLC, for a 2 lot minor subdivision. The property is located on the west side of Liberty Street just north of Pier Street at 354 Liberty Street. Steve Dunnam was present for the owners. The staff report was given by Nancy Milford who said the property is located in the city and is zoned R-2 containing .64 acres and two lots are proposed with each lot being 13,944 sf in size. Ms. Milford said that she has learned there is an existing structure located in the middle of the proposed lots and approval is recommended subject to removal of the existing structure within six months of approval. Discussion followed and a motion was made by Lee Turner to grant approval as per staff recommendation with removal of structure within six months. Dick Charles 2<sup>nd</sup> the motion and it carried unanimously.

**Smart Coast Update on Complete Streets** – Jane Finger gave a presentation and had provided handouts on an update on the Complete Streets Program. She introduced Tedson Myers, Charlene Lee, Wendy Allen, Ron Gibson and Brad Davis who are part of the Complete Streets organization. She said she had met with Debbie Quinn and Rick Kingrea and they were on board with what proposed- designing streets for all users. She said that Debbie and Rick recommended that they come to the Planning Commission and present information and then have the Planning Commission recommend something to the City Council for adoption. She emphasized that the only thing needed at this time is a policy, that we don't have to go into great detail but it can be adopted by the City Council and then other things added. The importance of all this being that with the widening of Hwy 181 we stand a chance of getting something put in the plans regarding bike paths/walkways. Further discussion led to Lee Turner saying that they are "preaching to the choir" that everyone on the commission is for it. He questioned the cost to the city, would developments still be affordable, and who pays for it? He questioned would be driving developers away with a requirement to add these to new subdivisions. Dick Charles told of the grant that we received to put the medians on Greeno Road. Jonathan interjected that his department has been working

on grants for sidewalks in the city. He said the subdivision regulations could be amended to include bike lanes. He mentioned a study done several years ago and that it showed there was a lack of ROW on older city streets. Jennifer emphasized the streets weren't wide enough to add walk/bike lanes but that they had done restriping where possible. Bob Clark mentioned his plea for an electric crossing sign at Fairhope and Section streets and the confusion he has observed in his daily walks. All agreed we should work with ALDOT and adopt a policy for new streets and best to implement something now instead of later. Jonathan said he had met with Vince Calametti recently and that he had received indication of favorable approval for adding to Hwy 181 improvement plans. Wendy Allen said the council indicated that something from Planning & Zoning would set the tone and that they would welcome a recommendation. Lee asked if we should put a committee together, with an engineer and developer. Jean Wilson said she is hearing that the Planning Commission needs to develop something and Wendy Allen said that we need to adopt a policy and make a recommendation. Jennifer and Jonathan said the only thing needed in the sub regulations is to add addition of bike lanes. Jonathan said he had done a rough assessment of sidewalks in the city. He said we could look at the sidewalk map, develop a route, with the main goal being to develop a policy with the sub committee and bring back to the commission, draft a policy and make a recommendation to the city council. The committee would be made up of Jean, Bob, Jennifer, Jonathan and Nancy Milford. Lee Turner moved to quickly have the sub-committee meet, report back and then have the commission pass a Complete Street policy. Dick Charles 2<sup>nd</sup> the motion and it carried unanimously.

Meeting was duly adjourned at 6:00 PM.