

The Planning Commission met Monday, March 5<sup>th</sup>, 2012 at 5:00 PM at the City Administration Building, 161 N. Section Street in the Council Chambers.

Present: Lee Turner, Chairperson; George Roberds, Vice-Chair; Bob Clark; Jennifer Fidler; Dick Charles; Jean Wilson; Gary Moore; and Debbie Quinn. Emily Boyett, Secretary; and Nancy Milford, Planner  
Absent: Tim Kant and Jonathan Smith, Planning and Building Director

Chairperson Lee Turner called the meeting to order at 5:03 PM and announced the meeting is being recorded. The minutes of the February 6<sup>th</sup>, 2012 meeting were considered and Dick Charles moved to accept the minutes as corrected and was 2<sup>nd</sup> by George Roberds. Motion carried with abstentions by Lee Turner, Gary Moore, Jean Wilson, and Debbie Quinn.

**SD 12.02 Public Hearing to consider the request of Preble-Rish, LLC for Final Plat approval of Sedgefield, Phase II, Joe Bullock.** The project is located on the south side of Sedgefield Avenue, just east of Lambton Street and is zoned R-1 Low Density Single Family Residential District. Nancy Milford gave the staff report saying the total size of the proposed subdivision is 4.12 acres and the applicant is proposing 10 lots, with each lot 15,000 sf in size. The Planning Commission granted preliminary plat approval for this subdivision on August 1<sup>st</sup>, 2011. The staff recommendation is to approve the final plat contingent upon the following five conditions:

- 1) the submittal of a street light invoice;
- 2) the submittal of a financial guaranty for the street trees and sidewalks in front of houses;
- 3) completion and satisfaction of all punch list items including the submittal and approval of the stormwater sewer video by Ken Eslava and Jennifer Fidler;
- 4) the submittal of all required maintenance bond items to the satisfaction of the City of Fairhope;
- 5) a satisfactory copy of the GIS As-Builts for the Water and Sewer Department.

Joe Bullock addressed the Commission saying he acknowledges Staff's comments and conditions and he would answer any questions. Mr. Turner opened the public hearing; having no one present to speak, he closed the public hearing. Dick Charles moved to accept the staff recommendation to approve the final plat contingent upon the following five conditions:

- 1) the submittal of a street light invoice;
- 2) the submittal of a financial guaranty for the street trees and sidewalks in front of houses;
- 3) completion and satisfaction of all punch list items including the submittal and approval of the stormwater sewer video by Ken Eslava and Jennifer Fidler;
- 4) the submittal of all required maintenance bond items to the satisfaction of the City of Fairhope;
- 5) a satisfactory copy of the GIS As-Builts for the Water and Sewer Department.

Jennifer Fidler 2<sup>nd</sup> the motion and the motion carried with the following vote: AYE – Jennifer Fidler, Bob Clark, Lee Turner, Dick Charles, Jean Wilson, George Roberds, and Debbie Quinn. Nay – Gary Moore.

**SD 12.03 Public Hearing to consider the request of Preble-Rish, LLC for Final Plat approval of the Winn Dixie Detention Pond Subdivision, Joe Bullock.** The property is located on the north side of Morphy Avenue and southeast of the ABC Beverages Liquor Store in the Baldwin Square Shopping Center. Nancy Milford gave the staff report saying the property is located in the City of Fairhope and is zoned B-2 General Business District and a two lot minor subdivision is proposed. Lot 1 is approximately 5.39 acres and contains the Winn Dixie Detention Pond and Lot 2 consists of approximately 11.68 acres and contains the Baldwin Square Shopping Center and associated parking area. Staff recommendation is to approve as proposed. Joe Bullock addressed the Commission saying the City has been working with the County to obtain this detention pond for future maintenance. Mr. Turner asked if this division was for ownership purposes and Mr. Bullock responded yes. Mrs. Quinn stated the County has a BRATS bus stop that has been approved and need somewhere to put their outfall drainage, so the County will be doing the upgrades to the detention pond. Mrs. Fidler asked if there were any issues in taking over the property and Ken Eslava stated Mayor Kant has signed an agreement and all of the environmental tests and reports have been satisfactory. Mr. Turner opened the public hearing. Jim Horner with the Fairhope Environmental Advisory Board (FEAB) addressed the Commission saying they have been working for three years to upgrade this detention pond. He stated it is overwhelmed and is causing flooding downstream. He said the County has agreed to do some of the upgrades and he is hoping that ALDOT will also help. Mrs. Fidler asked about a small pipe on the plans and if it would be upgraded. Mr. Eslava stated it would be upsized and the revised plans are being completed at this time. Mr. Charles asked if all comments have been addressed and Ms. Milford responded yes. Jean Wilson moved to accept the staff recommendation to approve as proposed. Dick Charles 2<sup>nd</sup> the motion and the motion carried unanimously.

### **Old/New Business**

**Pedestrian and Bike Trails Committee** – Emily Boyett presented the proposed roster of the Pedestrian and Bike Trails Committee members as follows: Jane Finger, Debbie Quinn, Mike Groutt, Molly Peterson, Jeff Hudson, Gary Moore, Jennifer Fidler, and Jonathan Smith. Mr. Moore stated that after further consideration, he feels that he should not serve on this committee. Mrs. Quinn stated she would like for a Commissioner to be on the committee and Bob Clark agreed to be on it. Jennifer Fidler moved to approve the Committee members as follows: Jane Finger, Debbie Quinn, Mike Groutt, Molly Peterson, Jeff Hudson, Bob Clark, Jennifer Fidler, and Jonathan Smith. Debbie Quinn 2<sup>nd</sup> the motion and the motion carried unanimously.

**Northern Greeno Road Corridor Committee** – Dick Charles said the Committee had planned to have a meeting at the end of March but he would like to postpone it until he speaks with the City Council and Mayor Kant.

Having no further business, George Roberds moved to adjourn and was 2<sup>nd</sup> by Jennifer Fidler. Motion passed unanimously and the meeting was duly adjourned at 5:20 PM.

  
\_\_\_\_\_  
Lee Turner, Chairperson

  
\_\_\_\_\_  
Emily Boyett, Secretary