

The Planning Commission met Monday, October 7th, 2013 at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Lee Turner, Chairperson; George Roberds, Vice-Chair; Tim Kant; Jennifer Fidler; Bob Clark; Bernie Fogarty; Dick Charles; Councilmember Diana Brewer; Jonathan Smith, Planning Director; Nancy Milford, Planner; and Emily Boyett, Secretary.  
Absent: none

Chairman Lee Turner called the meeting to order at 5:03 PM and announced the meeting is being recorded. The minutes of the September 3<sup>rd</sup>, 2013 meeting were considered and Dick Charles moved to accept the minutes as written and was 2<sup>nd</sup> by Bernie Fogarty. Motion carried with one abstention by Diana Brewer.

**UR 13.12 Request of the Riviera Utilities for an 11.52.11 review and approval of the proposed installation of approximately 1,220 linear feet of three phase overhead power lines, Michael Siladi.** The project will run along Manley Road from the Fairhope Middle School to service the Saddlewood Subdivision. Jonathan Smith gave the staff report saying this request was tabled last month to allow for further information and staff has concluded the applicant will be required to go underground per City Code Section 19-11 Restrictions on utility and aerial mains and/or service supply lines which states:

- (b) From and after the effective date of this section [December 12, 1994], no aerial electrical, telephone, cable television or other service or supply line shall be installed at or connected to any existing underground service main on any public way in the city.
- (c) From and after the effective date of this section, no aerial mains shall be installed by any utility supplier in those public ways where there exists underground electrical, telephone or cable television service, nor shall any aerial services or supply lines of any kind be installed in such areas.
- (e) No person, firm, association or corporation shall substitute or convert any underground main or service supplying electricity, telephone or cable television with or to aerial lines.

Mr. Smith stated the City, Baldwin EMC, and Riviera Utilities have existing underground utilities on Manley Road. Staff recommendation is to approve contingent upon the following conditions:

1. The subject electric utility proposed by Riviera Utilities shall be placed underground; and
2. The applicant shall comply with the minimum requirements as stated by the City of Fairhope Building Official and Code Enforcement Officer in the staff report.

There was not a representative from Riviera Utilities present. Mr. Turner stated this case is not a public hearing but he opened the floor for any public comments; however, there was no one present to speak. Bernie Fogarty made a motion to approve the staff recommendation to approve contingent upon the following conditions:

1. The subject electric utility proposed by Riviera Utilities shall be placed underground; and
2. The applicant shall comply with the minimum requirements as stated by the City of Fairhope Building Official and Code Enforcement Officer in the staff report.

Dick Charles 2<sup>nd</sup> the motion and the motion carried unanimously.

**UR 13.14 Request of Preble-Rish, LLC for an 11.52.11 review and approval of the proposed installation of approximately 1,220 linear feet of sidewalk, Andrew Bobe.**

The project will run along Fairhope Avenue from Idlewild Drive to State Highway 181. Jonathan Smith gave the staff report saying the sidewalk will be 5' wide and will improve pedestrian connectivity in the area. He stated there will minor clearing and an existing fence and sign will need to be removed prior to beginning work. Staff recommendation is to approve the sidewalk contingent upon the applicant working with Jennifer Fidler to provide enough room for potential future bike lanes and the submittal of a BMP Plan that meets the minimum requirements of the City of Fairhope Erosion and Sediment Control Ordinance. Mr. Fogarty asked if future road expansion is considered when reviewing these type projects and Mr. Smith and Mrs. Fidler responded yes, as part of Complete Streets. Mr. Smith explained there is only a set amount of right-of-way the City has to work with and we try to do what is best. Mrs. Fidler stated Public Works uses an arm mower on the right-of-way and the sidewalk may need to be thicker than the 3000 psi concrete that is proposed. Dick Charles made a motion to accept the staff recommendation to approve the sidewalk contingent upon the applicant working with Jennifer Fidler to provide enough room for potential future bike lanes and the submittal of a BMP Plan that meets the minimum requirements of the City of Fairhope Erosion and Sediment Control Ordinance. Jennifer Fidler 2<sup>nd</sup> the motion and the motion carried unanimously.

**UR 13.15 Request of the Fairhope Airport Authority for an 11.52.11 review and approval of the proposed Fairhope Aviation Academy, Chuck Zunk.**

The project will be located at the H. L. "Sonny" Callahan Airport at 8600 County Road 32. Jonathan Smith gave the staff report saying the property is located in the City of Fairhope and is zoned M-1 Light Industrial District. He stated the Baldwin County Board of Education, Faulkner State Community College, Enterprise State Community College and the Fairhope Airport Authority have come together to propose construction of a 15,500 square foot educational building that will be used for teaching aviation technical skills, industrial maintenance and welding. Staff recommendation is to approve the proposed location, character and extent of the Fairhope Aviation Academy. Chuck Zunk and Charlie Basset were present to answer questions. Mr. Charles asked if consideration has been given to the possible expansion for this project due to Airbus and Mr. Bassett responded yes, they expect it to grow and there is more property to the north for another building. Mr. Charles asked if private planes will also be allowed and Mr. Bassett responded this will not be for pilot training, just maintenance and mechanic training. Tim Kant made a motion to accept the staff recommendation to approve the proposed location, character and extent of the Fairhope Aviation Academy. Bob Clark 2<sup>nd</sup> the motion and the motion carried unanimously.

**New / Old Business**

**Subdivision Regulations** – Mr. Smith stated staff will propose changes to the lot standards for unzoned land at the November meeting.

**Sign Ordinance** – Mr. Smith stated staff will propose to remove the Sign Ordinance from the Zoning Ordinance to make it a stand alone ordinance at the November meeting.

**Election of Officers** – Mr. Clark volunteered to poll the Commissions and come back with a recommendation for officers at the November meeting.

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



Lee Turner, Chairman



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Emily Boyett, Secretary