

Council Members

Rick Hayes
Ron Scott
Maurice Mercer
Beth McMillan
Karyl Rice



Mayor
Gary W. Waters

City Clerk
Marsha Yates, CMC

PLANNING COMMISSION MEETING
September 12, 2013
MEETING MINUTES

- I. Meeting called to order by Chairperson Mildred Lanier at 7:05 P.M in the Council Chambers at Pelham City Hall.
- II. Invocation led by Kim Speorl.
- III. Kim Speorl moved to accept the minutes of the last board meeting of August 8, 2013 as written. Polly McKay seconded the motion and all approved.
- IV. Roll call taken with the following members present: Mildred Lanier, Karyl Rice, Kim Speorl, Robert Sinclair and Polly McKay. City Engineer Jesse Jowers, Building Official Robert Miller, Public Works Director Eddie Jowers, Fire Chief Danny Ray, and Fire Marshal Dewitt Marcum were present also.
- V. **Final Plat Grey Oaks Sector 2, Phase 1**, presented by B Sanders, Grey Oaks Properties, LLC. In reference to the minutes of the Planning Commission meeting on July 13, 2006, a fire station with a truck/rescue truck, and a police room were to be provided by the developer. The fire station and truck were to be approved by the Pelham Fire Chief and the station under construction prior to approval of the final plat of Grey Oaks Sector 2. In the workshop session Mayor Waters stated he did not recommend, with the economy being different than it was in 2006, and the fact that the growth of the city in that area has changed over time, it would not be fair to this developer to be held to that agreement. The developer stated that Mr. Reamer is no longer a part of Grey Oaks Properties, LLC. Chief Danny Ray stated that this subdivision meets the definition of an ISO rating of Class 10. Mayor Waters stated he suggested the developer needs to disclose the distance and the situation on the plat map so that the purchasers of the lots would know before their purchase. Chief Ray stated with respect to the location of a fire station, that this would not be his recommended location for the station to sufficiently serve the area of Highway 11. Kim Speorl made the motion to continue the final plat until the Planning Commission confers with our City attorney in reference to the fire station requirement from 2006, at which time a special called Planning Commission meeting can be scheduled. Bob Sinclair seconded the motion and all approved.

VI. Public hearing was held to consider an amendment to the zone district boundaries of the City of Pelham changing the present Zoning **O & I Office and Institutional to R-1 Residential Zoning District**. Property located at 1200 Martin Street.

Applicant: Steve McMinn with Madison Earl Development LLC (property owner) being present. Fire Marshal Dewitt Marcum spoke in reference to the location of the property stating due to the topography of the road to be able to use this property for commercial there would have to be extensive work done on the road to widen it in order for trucks to be able to reach the structure. He also stated that for the use of residence the house already has a functioning sprinkler system and it is noted that the residence is more than 1500 feet from the nearest fire hydrant. He stated that his recommendation was to allow the zoning change. Kim Speerl asked Mr. McMinn what his plans were for the house in which he replied I will either live in it or sell it as a residence. Kim Speerl made the motion to recommend the rezoning to City Council. Bob Sinclair seconded the motion and all approved.

With no other business to come before the Planning Commission Bob Sinclair made the motion to adjourn the meeting and Kim Speerl seconded the motion all approved and the meeting was adjourned at 7:45 PM.

Cathy Sweeney
Planning Commission Secretary



**CITY OF PELHAM
PLANNING COMMISSION WORKSHOP
September 12, 2013
MEETING MINUTES**

The members of the Planning Commission met on **September 12, 2013** at 6:30 P.M. Chairperson Mildred Lanier presiding. The meeting was held in the Pelham City Hall Conference Room.

The following members were present: Mildred Lanier, Robert Sinclair, Kim Speorl, Polly McKay, Karyl Rice and Mayor Gary Waters. Jesse Jowers, City Engineer, Robert Miller, Building Official, Eddie Jowers, Public Works Director, Fire Chief Danny Ray and Fire Marshal Dewitt Marcrum were present also. The meeting was called to order at 6:35 P.M. Kim Speorl moved to accept August 8, 2013 minutes as written. Polly McKay seconded the motion and all approved.

The Planning Commission discussed general municipal business and items on the Planning Commission agenda.

There being no further business, the meeting was adjourned at 7:00 P.M.

Respectfully submitted: Cathy Sweeney, Planning Commission Secretary