

Council Members

Rick Hayes
Ron Scott
Maurice Mercer
Beth McMillan
Karyl Rice



Mayor
Gary W. Waters

City Clerk
Marsha Yates, CMC

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

The members of the Planning Commission met on **December 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, Billy Crandall and Mayor Gary Waters. Jesse Jowers, City Engineer, Robert Miller, Building Official, Eddie Jowers, Public Works Director and Fire Marshal Dewitt Marcum were present also. The meeting was called to order at 6:30 P.M. Karyl Rice moved to accept November 14, 2013 minutes as written. Kim Speorl 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 7:05 P.M.

Respectfully submitted: Cathy Sweeney, Planning Commission Secretary

PLANNING COMMISSION MEETING
DECEMBER 12, 2013
MEETING MINUTES

- I. Meeting called to order by Chairperson Mildred Lanier at 7:08 P.M in the Council Chambers at Pelham City Hall.
- II. Invocation led by Mildred Lanier.
- III. Karyl Rice moved to accept the minutes of the last board meeting of November 14, 2013 as written. Billy Crandall seconded the motion and all approved.
- IV. Roll call taken with the following members present: Mildred Lanier, Mayor Gary Waters, Kim Speorl, Robert Sinclair, Billy Crandall , Polly McKay and Karyl Rice. City Engineer Jesse Jowers and Robert Miller, Building Official and Eddie Jowers, Public Works Director were present also.
- V. Public hearing was held to consider an amendment to the zone district boundaries of the City of Pelham changing the present zoning A-1 Agricultural District to R-G Residential Garden Home District.
Property located: 3442 Indian Lake Drive
Applicant: Regions Bank as Successor Trustee of the Lois Huckaby Real Estate Trust. Presented by Brooks Harris with Harris Doyle Homes on behalf of Regions Bank as Successor Trustee of the Lois Huckaby Real Estate Trust and Bob Easley with Alabama Engineering Group. Mr. Harris stated they were proposing to place a total of 62 single family homes and would be requesting a variance for the lots to be 65 foot wide lots and a variance of 15 foot setbacks on this property. The minimum lot width is 70 feet and the minimum front setback is 25 feet in R-G zoning. Homeowners from Stratford Place and Indian Lake Estates were present to voice their concerns with the traffic, flooding issues, and the runoff into the lake that is adjacent to the property.

Mr. Easley stated that the detention pond they are proposing would actually be larger than normal detention ponds which would tend to slow water from going on to the adjoining property. He stated the pond would be $\frac{3}{4}$ of an acre and 12 foot deep. Mayor Waters suggested that they work with the engineers, Goodwyn Mills & Cawood on the development of a runoff plan due to the fact that they are already working on the flood mitigation project on Highway 261. Mr. Harris and Mr. Easley both agreed. Mr. Van Arsdaoe stated the lake adjacent to the property in

Indian Lake Estates cannot take on any more water. Mr. Easley stated that because of the ridge between the property and the lake there should not be any more water flowing toward the lake.

Tricia Day asked if there would be dirt brought in to level the lots or would they use what was there? Mr. Easley stated they would not have to haul material to or from the site and they would only use the material on site. Mrs. Van Arsdaoe requested information concerning the runoff into the lake. Mr. Easley said they would have to do something such as stormwater detention. With the construction plans this will be considered. Mrs. Van Arsdaoe suggested that the ridge stay in place as is and the buffer remain. Mr. Harris stated there would be a privacy fence in place.

Joe Bruno from Stratford Place made the statement that he is in a flood zone now and can't handle any more water in Stratford Place. Mr. Easley reiterated that they will work with the engineers, Goodwyn Mills & Cawood. Mayor Waters asked what type of erosion control measures would be in place, Mr. Harris stated they will use straw waddles and silt fencing. He said they would use the detention pond for sediment pond during construction; then the detention pond would be cleaned out after construction is complete.

Mr. Shubert and Mr. Van Arsdaoe both made the statement that the traffic on 261 is terrible now and adding traffic is going to make it worse. Rob Dreher stated he just wanted the best use for this property. Billy Crandall stated he was a little leary of the water runoff as well. Mildred Lanier stated the Planning Commission looks at all aspects before giving the final decision.

Karyl Rice speaking on Stratford Place stated that when these subdivisions were being built the building codes were different. The developer's engineer told the planning commission that the pipes would be sufficient for that area. She also says she has problems with placing this amount of homes in this area due to the flooding along Highway 261. Councilman Rick Hayes asked if they had looked at the impact for the homes downstream, Mr. Easley said they had looked at the two 30 inch pipes going into the Stratford Place subdivision.

Mr. and Mrs. Van Arsdaoe stated they would love to see this property used for estate lots. Mr. Harris stated that was not feasible for him. Councilman Rick Hayes stated he thought it could work and actually help Stratford Place if executed correctly. He stated traffic is the worst issue and the City cannot change that issue.

Mayor Waters stated that there are three separate points of view:

- 1.) Homeowners view - quality of life
- 2.) Developer view - ability to make money
- 3.) Planning Commission view - make an informed decision

Karyl Rice made the motion to postpone the decision until a hydrology report and more information can be brought in to insure a better decision. Mayor Waters seconded the motion and all approved.

With no other business to come before the Planning Commission Robert Sinclair made the motion to adjourn the meeting and Kim Speorl seconded the motion all approved and the meeting was adjourned at 8:35 PM.

Cathy Sweeney
Planning Commission Secretary