

Council Members

Rick Hayes
Ron Scott
Maurice Mercer
Beth McMillan
Karyl Rice



Mayor

Gary W. Waters

City Clerk

Marsha Yates, CMC

IN OBSERVANCE OF PATRIOT DAY

THE

REGULARLY SCHEDULED

PLANNING COMMISSION

MEETING WILL BE MOVED TO

THURSDAY SEPTEMBER 18, 2014

AT 7:00 IN THE COUNCIL

CHAMBERS AT PELHAM CITY

HALL.

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PLANNING COMMISSION MEETING SEPTMEBER 18, 2014 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. Roll call taken with the following members present: Mildred Lanier, Mayor Gary Waters, Russell Biciste, Kim Speorl and Danny Ray. City Engineer Jesse Jowers, Eddy Jowers Public Works Director and Bob Miller Building Official were also present.
- IV. Kim Speorl moved to accept the minutes of the last board meeting of August 14, 2014 as written. Danny Ray seconded the motion and all approved.
- V. **Nomination and election of co-chairperson:** Due to the complex agenda Mildred Lanier asked to have a motion to table this item until the next meeting. Kim Speorl made the motion to table this item. Danny Ray seconded the motion and all approved.
- VI. **Preliminary Plat for Indian Lake Subdivision**
Applicant: Keeneland LLC: Presented by Brooks Harris representing Keeneland LLC and David Stovall with Engineering Design Group LLC. Mildred Lanier stated that there were several items on the memos from Mr. Eddy Jowers with the Public Works Department and From Chris Cousins with Municipal Consultants that would need to me addressed before the plat map could be approved. Jesse Jowers, City Engineer, asked if they were going to ask for variances on the front, side and the rear setbacks. Mr. Harris stated that they would be asking for the variances. Jesse Jowers read the following ordinance #135-204 aloud:

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PELHAM,
ALABAMA AS FOLLOWS:**

SECTION ONE: The zoning of 15.8 acres located at 3442 Indian Lake Drive shall be re-zoned from A-1 Agricultural District to RG Residential Garden Home District restricted to use in accordance with all conditions and restrictions specified in Attachment A to this ordinance. This rezoning is further conditioned upon there being no requirements for the Board of Adjustment to grant any variances other than a set-back variance related to the garages that are planned for the houses to be built on these 15.8 acres, and if any other variance is required, then the property shall remain as currently zoned and the conditional rezoning approved by this ordinance shall be null and void. Applicant: Regions Bank as Successor Trustee of the Lois Huckaby Real Estate Trust. Legal description attached.

Mayor Waters explained that this was in direct violation of the ordinance and it would be counterproductive to go any further. Rick Hayes asked if the variances were directly related to the garages of the proposed homes. Brooks Harris said they could possibly be but not all of them. Kim Speorl inquired if the houses could be built on the lots without the variances. Mr. Harris stated they could be built but not as presented. Mr. Eddy Jowers stated the setbacks could not come into the easements. Danny Ray stated that the plans refer to 2009 IBC but they need to refer 2009 IRC. Mayor Waters made a motion to table the request until legal counsel can be contacted at which time a meeting would be called. Kim Speorl seconded the motion and all approved. Motion was tabled.

- VII.** With no further business to come before the Planning Commission Mildred Lanier asked if there were a motion to adjourn, Kim Speorl made the motion to adjourn. Danny Ray seconded the motion all approved and the meeting was adjourned at 7:30 PM.

Cathy Sweeney
Planning Commission Secretary