

**Council Members**

Rick Hayes  
Ron Scott  
Beth McMillan  
Maurice Mercer  
Mildred Lanier

**Mayor**  
Gary W. Waters

**City Manager**  
Gretchen DiFante

**City Clerk/Treasurer**  
Tom Seale, MMC, CMRO

**PLANNING COMMISSION MEETING**

October 10, 2019

**MEETING MINUTES**

- I. Meeting called to order by Chairperson Kim Speorl at 6:00 PM in the temporary Pelham City Hall Council Chambers.
- II. Invocation led by Russell Biciste.
- III. Roll call was taken with the following members present: Kim Speorl, Russell Biciste, Bob Sinclair, David Russell, Chad Hester, Mildred Lanier, Mayor Gary Waters and Danny Tate. Andrew Golden City Engineer was also present.
- IV. Mildred Lanier moved to accept the minutes of the last board meeting of September 12, 2019 as written. Chad Hester seconded the motion and all approved.
- V. **Bent Creek Subdivision, Preliminary Plat, Sect 3 Ph. 1 (15 Lots)**  
Applicant: Willow Glenn LLC. Presented by Bob Easley of Alabama Engineering Company Inc for Joel Mulkin of Willow Glenn LLC. This is the first phase of Willow Glenn LLC's addition to Bent Creek Subdivision. Due to the new regulations for a secondary access point for the fire department they have proposed extending and grading the cul-de-sac and constructing a road that will join at Brasher Road with a gate entrance for the fire department only. A Geo Tech report will be required for that road and is being worked on and whatever the report shows will be addressed. There are several notes from the engineers (Chris Cousins and Andrew Golden) that have been addressed and corrected and there are a few that are still be worked on. One of the points on the engineers' letter was who was going to maintain the emergency access road and Mr. Easley stated the HOA will maintain that road. Mr. Easley stated that they were asking for an approval contingent to all the comments being met and approved by the city's engineer and the city's attorney. Most of the items have been addressed and the others are being worked on. Pending the Geo Tech letter and the environmental consultants' letters.

Chad Hester asked what the fire access road would be constructed of. Mr. Easley stated it would be 6 inches of grade and stone base and liquid asphalt. It will be constructed to whatever grade and density that the Geo Tech report requires. Chad also stated that the road seems to be a steep grade. Mr. Easley stated they were keeping within the subdivision regulations for the grade and slope of the road.

Mayor Waters asked Andrew Golden if the information that he received today and has not had the opportunity to review was of any concern to him. Andrew responded that they were not.

Property adjoiner Ashley Rettig stated she was concerned with the pond on her property. She stated that the pond was actually located just below where the road will be constructed for the fire access road. She stated that in the past when they cleared the property it messed up the pond and she was interested in what was going to be done to mitigate the runoff situation. Mr. Easley stated that above that road there will be a storm water detention pond which will be a permanent pond to serve as two purposes. One will be during construction it will act as a sediment pond catching the sediment coming through from the construction and after the construction is finished the pond will be cleaned out and converted into a permanent storm water detention pond. And will decrease the post water runoff at a peak rate. Ms. Rettig stated the pond in the past was a mess for a while after the grading took place and she was looking to find help in the future if there was any problems. Mr. Mulkin stated he would be the person she would need to contact and indeed he would give her his card to contact him in the event there were problems.

Property adjoiner Wayne Fant asked what the time frame is for the construction to begin. Mr. Easley stated they would like to start the construction process within the next two months or as soon as the approval is given. He questioned how big the lots are and Mr. Easley stated they were 20,000 square foot minimum some are a little bigger. Mr. Mulkin stated the houses would be consistent with the houses that are there now as far as the architectural designs of the houses. Mr. Fant questioned the other portion of the property. Mr. Mulkin stated that this is 15 lots of a potential 66 lots that he hopes to develop.

Mildred Lanier stated she had concerns that the engineers have not had enough time to review the comments that were presented to them and that the city attorney has not had the opportunity to review them as well. Andrew stated that his intent was to reduce the list however, he has not had the time but everything he saw has been addressed. Mr. Easley stated that he would not be able to move forward until everything has been addressed and the city engineers are satisfied completely. Mr. Easley reiterated they were seeking approval contingent to everything being met and approved by the engineers and the city's attorney.

Mayor Waters stated the concern over the "No Adverse Impact" letter. Andrew stated that they had received the letter and he does not see anything that would pose a problem.

Mr. Easley stated that his goal as an engineer is always to design a detention pond that makes things better. All reports that he has shows a decrease in the runoff. Kim Speorl asked who maintains the sediment pond during construction. Mr. Easley stated the developer would hold on to it until all construction is completed. Kim stated that it would be his responsibility to clean it out and make sure it stays

clean during construction. Mr. Easley stated that was correct. He stated that when the last house gets sod and stabilized the pond is then cleaned out and the structure in the front of the pond is removed and it is at that time made in to a detention pond and then it will be turned over to the HOA. There are two existing ponds in the subdivision now that have been there 10 or 15 years. Mildred Lanier asked if there was a recommendation in the HOA covenants as to how often they need to clean those ponds. Mr. Mulkin stated there was not and the covenants were written back in 2006 by the previous developer and since they have an existing HOA we tried to keep our covenants exactly as those were. Mr. Easley stated they have an information sheet for the home owners association that they will present to them to help them know how to manage the detention pond.

Chad Hester asked Andrew Golden how many of the items that were on the list are left unchecked. Andrew stated that there was a summary memo in the packet that is dated today's date and then the comments from Municipal Consultants and then there is responses from Alabama Engineering Company. So we have received a response from all the comments that they have been addressed or will be addressed.

Mr. Fant asked if all the children in the neighborhood would be going to Chelsea schools or Pelham schools. It was stated that they would be going to Pelham schools due to the new school system.

Kim Speorl asked for a motion Mayor Waters made a motion to accept the plat as submitted. David Russell seconded the motion. Chad Hester opposed the motion, Kim Speorl opposed the motion and Mildred Lanier opposed the motion. Danny Tate abstained from the vote. Motion carries. Mayor Waters stated that if this were a final plat and with this many unanswered questions he would vote no as well but given that it is a preliminary plat that allows him to move forward that is the basis for his vote.

- VI. Consideration of Ordinance #135-226 regarding modifications to the current zoning regulations.** Bob Sinclair commended Lindsay Puckett of the RPCGB for all of her hard work on these changes. He stated it was a great job. Kim Speorl asked for a motion. Bob Sinclair made a motion to recommend the changes to the current zoning regulations to the City Council. Danny Tate seconded the motion. All approved with the exception of Mildred Lanier abstaining from the vote.
- VII.** With no further business to come before the Planning Commission Kim Speorl asked for a motion to adjourn. Russell Biciste made the motion to adjourn. Chad Hester seconded the motion all approved and the meeting was adjourned at 6:30 PM.

Respectfully Submitted,  
Cathy Sweeney  
Planning Commission Secretary