



PLANNING COMMISSION MEETING

May 14, 2020

MEETING MINUTES

1. Invocation: Mildred Lanier

2. Roll Call: Angie Brown

- a. Kim Speorl
- b. Russell Biciste
- c. Bob Sinclair- by phone
- d. David Russell
- e. Claude Peacock- not present
- f. Danny Tate
- g. Mildred Lanier
- h. Chad Hester
- i. Mayor Gary Waters- not present
- j. Chris Nicolson (City Engineer)
- k. Angie Brown (Building Official)

Kim: Call the meeting to order at 6:01pm May 14, 2020.

Kim: Does anyone have any additions or corrections to the April 16, 2020 meeting minutes? I will entertain a motion to approve the April 16th meeting minutes.

Chad: I make a motion to approve minutes of April 16th meeting.

Mildred: I Second.

All: I

Opposed: none

Kim: The approval of the April 16, 2020 meeting has passed.

Kim: Only item on the agenda – Final plat for Simm’s Landing: Phase 1A. Joe (Schifano), would you like to say anything about that?

Joe: It is a 21 lot subdivision with a Lift station and 2 common areas. We did go over the details in the pre meeting with Chris and developers – we feel like the project is in a good place to move forward with at tonight’s council meeting. Biggest outstanding item being the construction still taking place on access through the Shelby County Highway on HWY 11 and the developer had a little trouble due to the Shelby County Inspection shutting down their services for COVID-19. We are asking tonight that this plat be approved with the understanding that the access will be completed at a later date.



Kim: Chris, do you mind going over the outstanding items?

Chris: As Joe mentioned, the access to HWY 11 will be ongoing. Other than that, the pump station has been tested and we are waiting on the results. The sewer lines – we are waiting on video results. They have completed all other outstanding items as far as I know of.

Kim: Thank you – commissioners, did you guys have any questions or comments?

Mildred: Just wanted to say thank you for having all of those items completed quickly.

Kim: Thank you as well.

Chris: They have worked hard to complete this list of items. They have been working on it over the past week and a half.

Chad: Is this the first encounter with Harris-Doyle that the City of Pelham has had?

Joe: About 2-3 years ago, they did have another subdivision in the City of Pelham off of HWY 261. Our firm was directly involved with that project as well.

Kim: Joe, will these houses be similar to those?

Joe: Brooks Harris is on the line, and he can better answer that question.

Brooks: Thank you for having us and considering the proposal tonight. These houses will be similar, but will have a wider variety. We have added to our product offering since that project.

Mildred: It looks really good!

Kim: Angie, is there anyone else on the line that has any questions or comments?

Angie: asks if anyone on the phone has any comments (no response), I don't think so.

Kim: Ok, since there are no questions or comments, is there a motion?

Mildred: Motion to approve subject to the access road being completed at a later date.

Chad: Second

Kim: *explains* All in favor, please say I.

All: I

Kim: Ok, the motion is approved. Thank you guys! Is there any other business that needs to come before the planning commission tonight? Seeing none, is there a motion to adjourn the meeting?

Russell: I'll make a motion to adjourn the meeting.

Chad: I second.



Kim: Ok, motion by Russell and second by Chad. All those in favor in adjournment, please say I.

All: I

Kim: Thank you guys for participating in our first zoom meeting for the Planning Commission. Have a great night!