

**City of Westover  
Planning Commission  
MINUTES**

**January 26, 2021**

The regular meeting of the City of Westover Planning Commission was held at the City Hall in Westover, Alabama this, the 26th day of January 2021 at the appointed place for such regular sessions.

The meeting was called to order by Chair Ed Stowell at 6:34 p.m.

**ROLL CALL** – Clerk Meacham

In attendance: Chair Ed Stowell, Commissioners: Mayor Riggins, Randy Wiggins, Wayne Jones, Robin Smith, Paula Floyd, Bobby Pardue and Bonnie Meacham.

Absent: Commissioner Michael Sampsell

**Prayer**

The Prayer was led by Chair Ed Stowell.

**Pledge of Allegiance**

Pledge of Allegiance was led by Chair Ed Stowell.

**COMMUNICATIONS**

**Audience Communications: None**

**Reading and Approval of the Minutes:**

The minutes of December 22<sup>nd</sup>, 2020 meeting were presented for adoption.

A motion was made by Commissioner Randy Wiggins to adopt the December 22, 2020 minutes as presented.

A second was made by Commissioner Bobby Pardue.

All commissioners voted unanimously to adopt the minutes of December 22<sup>nd</sup>, 2020.

The minutes of January 12, 2021 from the Subdivision Regulations Work Session were presented for adoption.

A motion was made by Commissioner Randy Wiggins to adopt the minutes of January 12, 2021 from the Subdivision Regulations Work Session.

A second was made by Commissioner Robin Smith.

All commissioners voted unanimously to adopt the minutes of January 12, 2021 from the Subdivision Regulations Work Session.

**Old Business:**

Westover Planning Commission Subdivision Regulations – Chair Ed Stowell reported that the Subdivision Regulations Work Session was held at Mt. Tabor and was a success. We will review the amendments from the work session. We will also schedule a Public Hearing for the Subdivision Regulations.

The amendments were previewed with minor changes. A final review is scheduled for our pre-meeting for February 23, 2021.

A Public Hearing will be scheduled for March 23, 2021 and will post public notices 14 days before this meeting.

**New Business:** None

**Hearing and applications:** None

**REPORTS:**

**Neighborhoods** - Commissioner Wiggins – Commissioner Robin Smith will be reporting for Neighborhoods and checking in with Home Owner Associations. Remove Chair Randy Wiggins from Neighborhood reporting.

Chair Ed Stowell asked Commissioner Randy Wiggins if Shelby County should be added to these reports. Commissioner Wiggins stated will add at a later date.

Mayor Riggins reported the deadline for the application to Shelby County is the end of March 2021. Mayor Riggins reported that the City will have to spend approximately \$240,000.00 to \$250,000.00 on necessity renovations for the Old Volunteer Fire Station and Mt. Tabor. This amount does not include the \$48,000.00 match for the FEMA Grant for the Fire Department.

Commissioner Randy Wiggins mentioned to Mayor Riggins when Eddleman Properties/Pine Mt. begins building this will increase building permits and business license for the City. This should be our best year for permits. \$6.50 per square foot.

Commissioner Wayne Jones asked Mayor Riggins if the \$250,000.00 estimate was on the first stage of what we need to do and Mayor Riggins answered this is for necessities.

Chair Ed Stowell mentioned the Park has had

**Signs** – Commissioner Wayne Jones and Commissioner Michael Sampsell

Commissioner Wayne Jones mentioned the Pine Mountain signs are questionable. Eddleman Properties will be on the next Planning Commission Agenda and will get clarification.

**City Council** – Ex-Officio Wayne Jones – Mayor Riggins reported that the City Council approved Severe Weather Preparedness Sales Tax Resolution for July and will be continuous. Human Trafficking Awareness Proclamation for the month of January was also approved by the City Council. It is unreal the amount of Human Trafficking that is going on in our area.

Mayor Riggins reported Fire Chief Woodley has applied for FEMA grants approximately \$890,000.00 and approximately \$48,000.00 to be matched by the City.

Mayor Riggins had an inquiry today about an annexation.

**Education** – Clerk Meacham – CAPZO classes for certification and re-certification will be held in March 2021 and via Zoom. Mayor will have a conversation with North Alabama regarding classes.

**PUD Guidelines:** Commissioner Mayor Larry Riggins – No Report

**Businesses** – Commissioner Paula Floyd – No Report

**Resolutions:** None

**Miscellaneous Business:** None

Mayor Riggins stated the Shelby County application turned in by March 2021 will have to spend 200,000.00 to 250,000.00 for Fire Station and Mt. Tabor. Does not include 48,000.00 fire dept expense. **Explain what the application is**

This year permits will come in from Eddleman Properties.

**Adjournment:**

A motion was made by Commissioner Mayor Riggins to adjourn the meeting.

A second made by Commissioner Wayne Jones.

All commissioners voted unanimously to adjourn the meeting.

The meeting was adjourned at 7:01 p.m.

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Ed Stowell, Chair

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Bonnie Meacham, City Clerk - Treasurer