

**City of Westover
Planning Commission
MINUTES**

February 23, 2021

The regular meeting of the City of Westover Planning Commission was held at the City Hall in Westover, Alabama this, the 23rd day of February 2021 at the appointed place for such regular sessions.

The meeting was called to order by Chair Ed Stowell at 6:30 p.m.

ROLL CALL – Clerk Meacham

In attendance:

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

Absent: None

Prayer

The Prayer was led by Chair Ed Stowell.

Pledge of Allegiance

Pledge of Allegiance was led by Chair Ed Stowell.

COMMUNICATIONS

Audience Communications: Chair Ed Stowell read

The City of Westover Planning Commission thanks you for attending tonight's meeting and would like to remind everyone of the following:

The decisions of this Commission are final.

Anyone desiring to be on the Agenda will notify the Chairman no later than ten (10) business days prior to the following scheduled meeting.

All witnesses to application are limited to three (3) minutes.

All guest speakers will speak only to the subject scheduled on the Agenda.

Any questions or clarifications will be addressed to the Chairman and the ruling of the Chairman will be final.

Again, thank you, for attending and for your understanding, patience, and cooperation. We look forward to a productive meeting.

Reading and Approval of the Minutes:

The minutes of January 26, 2021 meeting were presented for adoption.

A motion was made by Commissioner, Mayor Riggins to adopt the January 26, 2021 minutes as presented.

A second was made by Commissioner Paula Floyd.

Commissioners voted unanimously to adopt the minutes of January 26, 2021.

Old Business:

Westover Planning Commission Subdivision Regulations work session will be held Tuesday, March 9, 2021 at Mt. Tabor Annex. A public notice will be posted seven days before the work session.

New Business:

Hearing of applications:

Eddleman Properties presented engineering designs for Village One – Sector 1 and 2 of Pine Mountain Preserve.

Eddleman Properties Engineer, Tyler Davis, explained the submittal of Village One engineering and the conceptual of Village 2. Jerry South, Engineer, South & Associates presented a letter to the Planning Commissioners with questionable items that need to be changed as follows:

Sector 2 not planned with sidewalks (these are one size lots the other sector had sidewalks and need to be ADA compliant.

Served by the sewer - Low Pressure

Safety Barricades – ALDOT Standards

Power – underground clarify in comments

Preferences about street lighting – LED, Parking Lot Lighting, will need to be submitted with a diagram of lighting.

Spacing ratio of slope, retaining walls outside right of way.

Road design speed.

Jerry South stated drawing items to be clarified for construction.

Sanitary Sewer – only one street shown and on low pressure. Need to know where the lines are.

Bond – Issue later. Black base paving is allowed and normally, we delay topcoat paving until all construction done. But here will go ahead and put topcoat with a maintenance bond attached.

Requires plat for selling and final Plat will require these changes be made.

Jerry South recommended approval, contingent to such changes on Village 1, designs.

Mayor Riggins stated concern that Southwest water is the sewer provider due to extreme cost of commercial tap fees and explained that the City's GUSC could provide tax free Bond source for development. Mr. Eddleman and Mr. Graves had a side conversation on sewer and chair ended this conversation which was out of order.

Michael Sampsell asked Mr. Davis if he will be drafting changes to reflect Jerry South's issues.

Mr Davis stated that yes, Eddleman Property is asking for approval of this application for Village One – Sector One and Two and will comply with Jerry South's letter submitted to Planning Commission.

Motion made by Commissioner Mayor Riggins to approve the application of Eddleman Properties for Village One – Sectors One and Two provided they comply with the items needing corrections listed by the letter provided by Jerry South, Engineer.

A second was made by Commissioner Michael Sampsell.

The commissioners voted unanimously to approve Eddleman Properties application for Village One – Sectors One and Two, provided they comply with Jerry South, Engineer, letter submitted to Planning Commission.

Conceptual drawings were submitted for Village#2, for consideration of amending the Pine Mountain PUD master plan by Eddleman properties. Mr. Tyler Davis and Mr. Vince Lombardo presented the plan for Village#2 and answered questions from commissioners concerning business, parks, garage access and other concerns.

A motion was made by Randy Wiggins to adopt the Village 2 conceptual amendment to the Pine Mountain Preserve PUD

The motion was seconded by Michael Sampsell

The Planning Commission voted unanimously to adopt the Village 2 conceptual amendment.

REPORTS:

Neighborhoods - Commissioner Robin Smith – No Report

Signs – Commissioner Wayne Jones and Commissioner Michael Sampsell – No Report

City Council – Ex-Officio Wayne Jones – The April 22nd Westover Business Alliance Meeting will be held at Rockhurst Farms

Education – Clerk Meacham – No Report

PUD Guidelines: Commissioner Mayor Larry Riggins – No Report

Businesses – Commissioner Paula Floyd – No Report

Resolutions: None

Miscellaneous Business:

Mayor Riggins reported that the 2021 Road Plan under Rebuild Alabama streets that are on a list to be repaired are Brian Road, Cedar Hill Farm Road and Rosewood Drive. The County is willing to split the cost of repair for Brian Road and Rosewood Drive.

Mayor Riggins and Chair Ed Stowell met with Brasher Development regarding Property at Highway 51/280 Northwest corner. The property is zoned AP (Agricultural Preserve). There will be a 200 House Subdivision which would need RN rezoning if approved (The planned subdivision is now under a traffic study).

Adjournment:

A motion was made by Commissioner Michael Sampsell to adjourn the meeting.

A second made by Commissioner Randy Wiggins.

All commissioners voted unanimously to adjourn the meeting.

The meeting was adjourned at 7:36 p.m.

Ed Stowell, Chair

Juno Manning, Planning and Zoning Clerk