

**City of Westover
PLANNING COMMISSION
MINUTES**

MARCH 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 March 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 – Juno Manning

In attendance:

Chair Ed Stowell, Commissioners: Mayor Riggins, Wayne Jones, Paula Floyd, and Juno Manning.

Absent: Randy Wiggins, Robbin Smith, Bobby Pardue, 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: Chair Ed Stowell read audience communications
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 February 23, 2021 meeting were presented for adoption.

A motion was made by Commissioner, Paula Floyd to adopt the February 23, 2021 minutes as presented.

A second was made by Commissioner Wayne Jones

Commissioners voted unanimously to adopt the minutes of February 23, 2021.

OLD BUSINESS:

Planned Public hearing to consider adopting the updated Subdivision Regulations during the regular April 27th meeting. Chair stated we will need all commissioners present.

NEW BUSINESS:

Hearing of applications:

Presentation by Eddleman Properties for Walking Village #3, Pine Mountain Preserve amended Master Plan

Eddleman Properties Architect Vince Lombardo presented vicinity plans and concept designs for Village three of Pine Mountain Preserve.

Concern for traffic and egress and ingress roads was raised by Paula Floyd, especially in respects to the estate lots on the 4 lane Hwy.

Concern for mass grading was addressed by Mayor Riggins. Commissioner Jones expressed concern with dead end streets, and alley ways and questioned if any dead ends like these were in existence now. Mr. Lombardo stated these were, and that he could provide examples for the commission to see.

Motion was made by Mayor Riggins to approve the application of Eddleman Properties for Village 3 of Pine Mountain Preserve master plan

A second was made by Commissioner Wayne Jones who also noted concern at this time for the traffic and the ability of Fire Trucks, garbage and mail on these dead ends. Further discussion noted that street designs would have to be submitted and approved, prior to any work commencing.

The commissioners voted unanimously to approve Eddleman Properties application for Village 3 of Pine Mountain Preserve.

REPORTS:

Neighborhoods - Commissioner Robin Smith – absent

- a. HOAs
- b. Neighborhoods without HOAs

Signs – Commissioner Wayne Jones– No Report

City Council – Ex-Officio Wayne Jones – contractor for fire department’s renovations is now being chosen with bid process

Education – undecided chair of sub committee– Mayor Riggins imparted that Annette would be holding Live Capzo classes in August at Mount. Tabor Annex

PUD Guidelines: Commissioner Mayor Larry Riggins – No Report

Businesses – Commissioner Paula Floyd – No Report

RESOLUTIONS:

Resolution 2020-8-25-0100 approving of the Pine Mountain Preserve Village 1 was presented to the council and read by Secretary Juno

Manning. It was explained their approval had been done by motion,
August 25, 2020

A motion was made by Mayor Riggins to approve the Village 1 Resolution

A second was made by Commissioner Wayne Jones

Commissioners voted unanimously to approve the Resolution for Village 1

Resolution 2021-02-23-0101 approving the Pine Mountain Preserve Village
2 was presented (not read)

A motion was made by Mayor Riggins to suspend the rule to read the
Resolution for Village 2 since the overall wording was the same as the
Village 1 Resolution with note that the dates and villages change

A second was made by Commissioner Wayne Jones to suspend

Commissioners voted unanimously to suspend the rule

A motion was made by Mayor Riggins to approve the Village 2 Resolution

A second was made by Commissioner Wayne Jones

Commissioners voted unanimously to approve the Resolution for Village 2

MISCELLANEOUS BUSINESS:

The Brasher Subdivision- no update received

2021 Roads Rebuild Alabama – Mayor Reported

Dirt Roads Brian Road and Rosewood Drive to be paved with Roads Rebuild Alabama funds and with help from the county but will be basic, and not have curb and gutters

The Grater Family Subdivision was presented with Map by chairman for consideration for administrative approval and shared with council who agreed to administrative approval unanimously

ADJOURNMENT:

The Chair Ed Stowell asked if there were any questions/ comments?

A motion was made by Commissioner Wayne Jones to adjourn the meeting.

A second made by Commissioner Paula Floyd

Commissioners voted unanimously to adjourn the meeting.

The meeting was adjourned at 7:17 p.m.

Ed Stowell, Chair

Juno Manning, Secretary
Planning and Zoning Clerk