



City of Westover

PLANNING COMMISSION MINUTES

JUNE 22ND, 2021

The regular meeting of the City of Westover Planning Commission was held at the City Hall in Westover, Alabama June 22nd, 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

By Secretary Juno Manning, a quorum was present.

In attendance: Chair Ed Stowell, Commissioners: Mayor Riggins, Wayne Jones, Robbin Smith, Randy Wiggins, Paula Floyd, and Juno Manning.

Absent: Commissioner Bobby Pardue.

PRAYER

The Prayer was led by Commissioner Wiggins.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by the Chair.

AUDIENCE COMMUNICATIONS

Was read by the Chair.

READING AND APPROVAL OF THE MINUTES:

The minutes of May 25th, 2021 meeting were presented for adoption.

A motion was made by Mayor Riggins to disperse with reading and to adopt the May 25th, 2021 minutes of Planning Commission Meeting with a change to reflect the resignation of Michael Sampsell.

A second was made by Commissioner Robin Smith.

Commissioners voted unanimously to adopt the minutes of May 25th, 2021.

A motion was made by Commissioner Wiggins to adopt the work session minutes of June 8th, 2021.

A second was made by Commissioner Smith.

Commissioners voted unanimously to adopt the minutes of June 8th, 2021.

OLD BUSINESS:

None.

NEW BUSINESS:

Yellow Leaf Farms Subdivision:

Ben Watson Engineer, Presented for Yellow Leaf Farms Subdivision by explaining the reason for the re-distribution of Lot lines with the egress to Hwy 51. Paul Lee explained his reasons for 2 plats being submitted separately to keep it clean and readable for the two different companies that are both owned by Paul Lee, but own different Parcels of the same Subdivision. Ben Watson pointed out there was a typo to the lot size on one of the Plats.

Thereafter Mayor Riggins moved to continue the case to the next meeting.

A second was made by Commissioner Wiggins.

Commissioners voted unanimously to continue.

Mayor Riggins also noted the two plats should be combined into one and turned in 15 business days prior to the meeting so that Jerry South can review also, the street Bonds should be presented at the same time.

Pine Mountain Preserver Subdivision Village 1 Sectors 3 and 5:

Patrick Rosenow began the presentation. Tyler Davis continued, there were explanations for the Lights, and the delay with the water and sewer plans. The Engineers assured the Commission plans for these two sectors to be finished by August 2021. Whereas the first 2 sectors approved Village 1 sectors 1 and 2

(approved, contingent, in February on the approval of the missing plans and lighting choices) is expected to be finished by the end of July, 2021.

Davis explained the challenges of the typography and said that was the reason for the great differences between maps appearances and the number of the homes in the sectors.

A great amount of concern was expressed by the Commission members as to the practicality of the hammer head turn arounds and the alleys, that these alternative roads may not properly facilitate the needs of the community in the form of School Buses, Trash trucks and Fire trucks. Whereas the Commission members, especially Commissioner Floyd, would prefer more access roads to the homes and cul de sacs for turn arounds instead. The Eddleman Engineers assured them that the design was up to Zoning code, and Fire codes, and they would add more hydrants if needed. The Engineers stated the homes are all supposed to have 2 car accessible garages off street with parking room for guests.

There was also talk of the mail receptacles due to changing rules of the post office and Commissioner Smith addressed concern for the high cost issues faced in the past with South West sewers. Davis said they were close to getting the Plans with the fire department finished.

Mayor Riggins pointed out that the traffic study was not completed as of yet. The City and Eddleman had agreed to not approve any more than 100 homes until such Study was completed. Davis assured the study was done and turned into Shelby County but nothing further has been heard from the county. Riggins said that this would be the last sector approved until we hear back on the counties approval of the study and all the other Sectors approved had all the correct bonds, plans and information, of those approvals of such Sectors Plats, had been made dependent on such as water sewer plans and lighting and every requirement Jerry South had requested and the numerous details needed that the city is still waiting on from previous approvals.

Commissioner Smith made a motion to approve Village 1 Sectors 3 and 5 with the condition that ALL of the requests made by Jerry South are fulfilled properly. (Letter Attached)

Mayor Riggins seconded the motion.

Wayne Jones asked if we should wait until Eddleman's engineers completed more of the required tasks needed. To which the Engineers assured that all the Water and Sewer Plans would be done for these 4 sectors by the End of August.

Mayor Riggins called for a vote of the Motion to be passed contingent on all items mentioned in Jerry South's letter being met completely.

The Council voted unanimously to approve contingent on completion of the list

REPORTS:

Neighborhoods - Commissioner Robin Smith – No Report

Signs – Commissioner Wayne Jones– No Report

City Council – Ex-Officio Wayne Jones – No Report; The Mayor announced the Special Meeting concerning the Chelsea School System issues on July 13, 2021 New Life Church at 6:30

Education – Juno Manning- No Report.

Businesses – Commissioner Paula Floyd

RESOLUTIONS:

None

MISCELLANEOUS BUSINESS:

None

ADJOURNMENT:

A motion was made by Commissioner Floyd to adjourn the meeting.

A second made by Commissioner Wiggins.

Commissioners voted unanimously to adjourn the meeting.

The meeting was adjourned at 7:49 p.m..

Ed Stowell, Chair

Juno Manning, Secretary
Planning and Zoning Clerk