PLANNING COMMISSION
MINUTES
September 28th, 2021

The regular meeting of the Planning Commission of Westover Alabama was held in the City Hall in Westover, Alabama September 28th, 2021, at the appointed place for such regular sessions.

The meeting was called to order at 6:30 p.m.

ROLL CALL
Upon roll call it was found that a quorum was present.

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

Absent: Bobby Pardue, Randy Wiggins

PRAYER
The Prayer was led by Mayor Riggins.

PLEDGE OF ALLEGIANCE
Pledge of Allegiance was led by the Chair Stowell.

AUDIENCE COMMUNICATIONS
Chair Stowell read normal rules and thanked everyone for attending.

READING AND APPROVAL OF THE MINUTES:
The minutes of August 28th, 2021 meeting were presented for adoption.

A motion was made by Commissioner Floyd to disperse with reading and to adopt the August 28th, 2021 minutes of Planning Commission Meeting as presented.

A second was made by Commissioner Smith

Commissioners voted unanimously to adopt the minutes of August 28th, 2021.

OLD BUSINESS:
        Discussion on the RPC Comprehensive Plan Representative's Presentation and the need

for such. Commissioners agreed a Work Session would be necessary.

NEW BUSINESS:
        Doug Eddleman, of Eddleman Properties Presented with Tyler Davis and Vince Lombardo, the second amendment to the Pine Mountain Preserve Village 2; whereas an 88 acre site would be made available for a high school. Eddleman explained there would be more room available for an elementary school, if and or when a Village 4 were to be

approved and such elementary would not be necessary, given the student population, should a Village 4 not be built.

Eddleman elaborated on the circumstances involving the Chelsea School District Feasibility Report, and the Chelsea Mayor's desire for the annexation of Westover. Eddleman temporarily ceased building until the future school districts become clear, and is willing to donate this land to either the Shelby County School district which is the current area school district or if Chelsea does vote to create it's own school district and Westover is Annexed into that district, then the land would be donated to the Chelsea School District.

A motion was made by Commissioner Smith to approve the optional amendment of Pine Mountain Preserve Village 2 High School site.

A second was made by Mayor Riggins.

Commissioners voted unanimously to approve the optional amendment of Pine Mountain Preserve Village 2 High School site.

REPORTS:

      Neighborhoods - Commissioner Smith – No Report.

      Signs – Commissioner Jones– No Report.

      City Council –Commissioner Jones gave a update informing the Commission of the Brasher Rezoning and the Budget increase

      Education –Secretary Manning- Announced that we would be taking pictures at the next meeting for the website Planning Commission Page.

      Businesses – Commissioner Floyd- No Report.

RESOLUTIONS:

Resolution# 2021-08-24-0104, To recommend to City Council rezoning of the Parcel at Hwy 280 and County Road 51, Case# *2021-07-27-003 SD* was read by Secretary Manning.

A motion to approve the Resolution was made by Mayor Riggins.

A second was made by Commissioner Jones provided the Capitalization of a C in City was done.

The Commission voted unanimously to approve the resolution with the capitalization of the C.

MISCELLANEOUS BUSINESS:

There were discussions about the exact wording for a Resolutions for the Pine Mountain Preserve Village 2 Optional High School Site and it was decided that it would be best to have the City Attorney review before finalizing.

The Work Session for the RPC Comprehensive Plan Representative's Presentation was set for September 18th, 2021.

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

A second was made by Commissioner Smith.

Commissioners voted unanimously to adjourn the meeting.

The meeting was adjourned at 7:13 p.m..

Submitted by,

_____   _____

Ed Stowell, Chair   Juno Manning, Secretary
Westover Planning Commission   Planning and Zoning Clerk