

**CITY OF WESTOVER
Planning Commission
MINUTES**

December 28, 2021

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

The meeting was called to order by Chairman Protem Bobby Pardue at 6:30 p.m.

ROLL CALL – Clerk Meacham

In attendance: Bobby Pardue, Chair Protem
Commissioners: Bobby Pardue, Mayor Larry Riggins, Wayne Jones, Paula Floyd, Randy Wiggins & Robin Smith

Absent: Ed Stowell, Chair and Juno Manning, Planning & Zoning Clerk

Guest: Jerry South, Engineer, Gonzales Strength Engineering

Prayer

The Prayer was led by Commissioner Randy Wiggins.

Pledge of Allegiance

Pledge of Allegiance was led by Bobby Pardue, Chairman Protem.

COMMUNICATIONS

Audience Communications: Bobby Pardue, Chairman Protem, asked consent to forego the reading of the audience communications.

Unanimous consent was given to forego the reading of the audience communications.

Reading and Approval of the Minutes:

The minutes of November 23, 2021 meeting were presented for adoption.

A motion was made by Commissioner Randy Wiggins to adopt the November 23, 2021 minutes as presented.

A second was made by Commissioner Robin Smith.

All commissioners voted unanimously to adopt the minutes of November 23, 2021.

Old Business:

A motion to re-open the Public Hearing continued from the November 2021 meeting, on amendments to the Subdivision Regulations was requested by the Chair.

A motion was made by Commissioner Mayor Riggins to open the Public Hearing.

A second was made by Commissioner Paula Floyd.

All commissioners voted unanimously to open the Public Hearing.

Mr. Jerry South, Engineer, Gonzales Strength, LLC, began the Public Hearing stating the purpose of these changes are to bring the street paving requirements up to more current standard. Also, adding more strength to paving of the cul-de-sacs and streets to prevent some of the damage we are seeing from truck traffic such as Garbage Trucks. There are changes in paving, turn arounds and hammer heads.

Bobby Pardue, Chair Protem, asked the Public for any comments to be made at this time. No public comments were made.

Commissioner Bobby Pardue asked the Planning Commissioners for any comments to be made at this time. No Planning Commissioner comments were made.

A motion was made by Commissioner Robin Smith to close the Public Hearing.

A second was made by Commissioner Wayne Jones.

Mayor Riggins commented that Mr. Eddleman asked for the addition of black base to paving options. The first street in Pine Mountain was approved with black base which is out of the ordinary, and did not meet the Subdivision Regulation requirements. The changes being presented will now meet our Subdivision Regulations and will be easier to repair and maintain the streets in the future. The Developer can now choose between stone base or black base, but that the base material will be much more stable.

The Public Hearing was closed.

Hearing and applications:

Jerry South, Engineer, then further explained the suggested changes in cul-de-sac paving and material changes.

Jerry South, Engineer, Gonzales Strength Engineering, requested new Subdivision Regulations changes in regard to turn arounds, cul-de-sac, paving and hammer head streets located in Westover Subdivision Regulations. Changes would be attached to the minutes.

A motion was made by Commissioner Randy Wiggins to approve the revisions, additions and corrections to the Subdivision Regulations as discussed.

A second was made by Commissioner Robin Smith.

All commissioners voted unanimously to approve the Subdivision Regulations revisions, additions and corrections.

New Business: None

REPORTS:

Neighborhoods - Commissioner Robin Smith – No Report

Signs – Commissioner Wayne Jones had a question about new signs recently installed at businesses and not sure if these businesses are going by the Sign Guidelines and/or qualifications. Clinkscales Surveyor has a new sign. The Columbiana Tractor’s sign was denied and waiting for final sign, with a 90 day wait for new sign, and has a temporary sign at this time.

City Council – Commissioner Mayor Riggins reported a few minor Resolutions have been approved by the Council. The subdivision changes will not need to go to City Council for approval. The adoption of the new zoning map as a Resolution will be presented to City Council at our next meeting.

A forty (40) acre property on Highway 51 next to Yellowleaf Farms, had a split approved by Shelby County which was divided into two parcels of 20 acres each. The Developer is requesting approval of a further sub divided Plat of 4 acres on one of the before mentioned 20 acre parcels to divide it into two parcels, of 16 and 4 acres. Chairman Stowell will sign off on the document to approve the plat administratively.

Education – Clerk Manning – Absent

Businesses – Commissioner Paula Floyd – No Report

Resolutions: None

Miscellaneous Business:

The Planning Commission Work Session will be held Thursday, January 13, 2021 at 6:00 p.m. at City Hall.

Adjournment:

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

A second made by Commissioner Randy Wiggins.

All commissioners voted unanimously to adjourn the meeting.

The meeting was adjourned at 6:50 p.m.

Bobby Pardue, Chair Protem

Bonnie Meacham, City Clerk - Treasurer