

**PLANNING COMMISSION
CITY OF MADISON, ALABAMA
MINUTES OF THE SEPTEMBER 15, 2011 REGULAR MEETING**

The meeting was called to order by Acting Chairman Stephen Brooks at 7:00 p.m.

ATTENDEES

PLANNING COMMISSION MEMBERS

Planning Commission Chairman CHARLIE BROWN, C.A.P.Z.O.	ABSENT
Planning Commission Vice Chairman STEPHEN BROOKS	PRESENT
City Council Member TIM COWLES	ABSENT
CYNTHIA MCCOLLUM	PRESENT
STEVEN RYDER, C.A.P.Z.O.	PRESENT
CAMERON GROUNDS, C.A.P.Z.O.	PRESENT
DAMIEN BIANCA	PRESENT
LEWIE L. BATES, III, C.A.P.Z.O.	ABSENT
MICHAEL POTTER, C.A.P.Z.O.	PRESENT

PLANNING STAFF PRESENT

AMY BELL FURFORI, DIRECTOR OF COMMUNITY DEVELOPMENT AND PLANNING; JOHNNY BLIZZARD, CHIEF PLANNER; SHERRI BLAIR, ZONING ADMINISTRATOR; GINA ROMINE, PLANNER I AND PLANNING COMMISSION SECRETARY

REGISTERED PUBLIC ATTENDEES

Gerald Martin; Councilmember Jerry Jennings; Brian Walton; Trevor Bowers; Councilmember Tim Holcombe; and Susan Glover

ACCEPTANCE OF AGENDA

Acting Chairman Brooks accepted the agenda and proceeded with regular business.

APPROVAL OF MINUTES

The first order of regular business was the approval of minutes of the August 18, 2011 Regular Meeting. Mr. Potter moved to approve the minutes as written. Mrs. McCollum seconded the motion. Motion carried.

PUBLIC COMMENT

Acting Chairman Brooks opened the floor to public comment.

There being no public comment, Acting Chairman Brooks closed the floor.

OLD BUSINESS

There being no old business to consider, Acting Chairman Brooks proceeded with agenda items.

PUBLIC HEARING

Zoning Ordinance Amendment Approval:

1. *Amendment to Section 4-8A-1 Dimensional Requirements for MC (Medical Center) District Regulations of the Madison Zoning Ordinance to reduce the minimum front yard setback from 80 feet to 50 feet.*

Staff Report: Director Furfori presented the request stating: The request was simply to clean up the Zoning Ordinance and make the Medical Center District consistent with the commercial districts.

Board Comments: Commission members had no questions regarding the proposal.

Motion: Mr. Ryder moved to approve the *Amendment to Section 4-8A-1 Dimensional Requirements for MC (Medical Center) District Regulations of the Madison Zoning Ordinance to reduce the minimum front yard setback from 80 feet to 50 feet.* Mr. Potter seconded the motion and the vote was as follows:

Final Vote:

Stephen Brooks	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Damien Bianca	Aye
Michael Potter	Aye

Motion carried

Layout Plat Approval:

1. *A Resubdivision of Lot 2, Hospital Park Subdivision*
 Location: The subject property fronts the south side of US Highway 72 and is located east of Balch Road and west of Wall-Triana Highway.
 Representative: Eric Lane P.E., Goodwyn, Mills and Cawood
 Owner: Street Side Partners

Lots: 3
Acreage: 14.0
Acreage: 9.16

Staff Report: Chief Planner Johnny Blizzard presented the request stating: The applicant is requesting Layout Plat approval. The Subdivision proposal will divide Lot 2 of *Hospital Park Subdivision* into three (3) lots of record and provide a public street and right-of-way. The applicant plans to reserve an area for a possible future right-of-way. Madison Utilities owns a lot located near the northeast corner of proposed Lot 1. They intend to deed a portion of the lot to the applicant, Street Side Partners. In return, the applicant intends to deed Madison Utilities a portion of land south of Madison Utilities' current lot. The transfer of land provides Madison Utilities with better access to their pump station from the proposed street.

Outstanding Staff Comments:

1. The property designated for transfer to Madison Utilities may not be acceptable to Madison Utilities. This situation must be resolved to the satisfaction of Madison Utilities. Proper ingress/egress must be provided for Madison Utilities personal to access their site.

Developers Comments: No comments.

Public Comments: Brian Walton, 140 Medicine Bend Drive had concerns regarding the existing tree line. Chief Planner Johnny Blizzard stated that a 15 foot buffer is required between the Medical Center District and Residential District. He stated that some trees would likely be removed for dirt work but the required buffer must be 80% opaque within one year. Trevor Bowers, 120 Medicine Bend Drive also commented on the tree line and asked about a hotel development.

Board Comments: Commission members had no comments regarding the proposed layout plat.

Motion: Mr. Ryder moved to approve the Layout Plat for a *Resubdivision of Lot 2, Hospital Park Subdivision* contingent upon the satisfaction of outstanding Staff comments.. Mr. Grounds seconded the motion and the vote was as follows:

Final Vote:

Stephen Brooks	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Damien Bianca	Aye
Michael Potter	Aye

Motion carried

Site Plans:

1. *16 Main Street*

Specific Development Plan, Downtown Redevelopment Incentive District (DRI)

Location: The subject property fronts on the south side of Main Street and adjoins the north side of Martin Street to the rear and is located east of Sullivan Street and west of Wise Street.

Representative: Jennifer Trice P.E., Trice P.C.

Owner: Sensenberger Properties LLC

Acreage: 1.15

Staff Report: Director Furfori presented the request stating: The applicant submitted a site plan to construct the new building and off-street parking facility. The request requires specific development plan approval by the Planning Commission. The modified standards as provided in Section 4-15 of the Madison Zoning Ordinance shall apply to development within the Downtown Redevelopment Incentive District (DRI) in lieu of any requirements of the underlying zoning district.

Developers Comments: No Comments

Public Comments: No Comments

Board Comments: Mr. Bianca asked if the developer would be providing the 7 foot sidewalk. Director Furfori stated yes. Mr. Brooks asked for clarification of the site plan approval. Director Furfori stated because of the specific development plan approval it requires Planning Commission approval.

Motion: Mr. Potter moved to approve the *Specific Development Plan, Downtown Redevelopment Incentive District (DRI) for 16 Main Street*. Mr. Ryder seconded the motion and the vote was as follows:

Final Vote:

Stephen Brooks	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Damien Bianca	Aye
Michael Potter	Aye

Motion carried

NEW BUSINESS

Acting Chairman Brooks opened the floor to new business. There being no new business for discussion Acting Chairman Brooks closed the floor.

ADJOURNMENT

With no additional business to discuss Acting Chairman Brooks adjourned the meeting at 7:20 p.m.

Minutes Approved,



Charlie Brown, Chairman

ATTEST:



Gina Romine, Planning Commission Secretary