



PLANNING COMMISSION

CITY OF MADISON, ALABAMA MINUTES OF THE JUNE 18, 2009 REGULAR MEETING

Meeting was called to order at 5:30 p.m. by Chairman Charlie Brown

ROLL CALL

Planning Commission Board Members

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

PLANNING STAFF PRESENT

ROBERT ATALLO, AICP, CFM, DIRECTOR, DEPARTMENT OF PLANNING AND BUILDING; JOHNNY BLIZZARD, AICP, CFM, CHIEF PLANNER; GARY CHYNOWETH P.E., CITY ENGINEER; KEITH CONVILLE, ENGINEERING TECHNICIAN; JOHN A. WILMER, ESQUIRE, CONSULTING CITY ATTORNEY; GINA ROMINE, CFM, PLANNER I AND PLANNING COMMISSION SECRETARY AND SHERRI BLAIR, CFM, ZONING ADMINISTRATOR AND RECORDING SECRETARY.

REGISTERED PUBLIC ATTENDEES

John Cunningham; Sharon Witzcak; John Wilmer; Paul Duskin; Randy Lycans; Linda Chandler; Jerry Bickenbach; Jackie Whitaker; Richard Grace; Peggy Lycans; John A. Jones; Michael Goodman; Ed Collins; Al Lang and one illegible signature.

APPROVAL of MINUTES

Chairman Brown stated that the minutes of the April 16, 2009 Minutes of Regular Meeting will be approved as corrected.

PUBLIC COMMENTS

Chairman Brown opens the floor to public comment. There being no public comment, Chairman Brown closes the floor.

Preliminary Plats

1) Rainbow Mountain Preserve

Location: north end of Scenic Drive and Kensington Drive

Representative: Goodwyn, Mills and Cawood, Inc.

Owner: MT Properties

Lots: 18

Acreage: 46.19 acres, more or less

Staff Report: The Technical Review Committee has reviewed this project and as of this date all comments have not been satisfied.

1. Closure tape (contact Greg Bates at 256-772-2563 or greg.bates@madisonal.gov)
2. Need ADEM permit.

Johnny Blizzard reads and explains outstanding comments and stated that a note has been added to the plat regarding tree removal.

Public Comments: The following members of the public questioned outstanding staff comments and spoke about their concerns with drainage, failure to finish project, road maintenance during development, public access parking, parking during construction and No Parking signs: Randy Lycans, John Cunningham, Peggy Lycans and Sharon Witczak.

Board Comments: Mr. Potter questioned tree note on plat; Mr. Bianca stated he believes No Parking signs should be installed at the beginning of the project; Mr. Brown stated that No Parking signs can be added later if parking continues to be a problem. Mr. Wilmer stated that City Council and not P&Z can deny access. Mr. Brown stated that if it continues to be a problem that signs can be added. Mr. Blizzard stated that a request can be sent for council review if a problem persists.

Motion: Mr. Ryder moved to approve the Preliminary Plat for Rainbow Mountain Subdivision subject to the completion of staff comments. Mr. Potter seconded.

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Absent
Planning Commission Member – Tim Cowles	Absent
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

Motion carried.

Final Plats

2) **Brighton Park, Phase 1**

Location: east and south of Hardiman Road
Representative: Goodwyn, Mills and Cawood, Inc.
Owner: Huntsville Enterprises
Lots: 58
Acreage: 50.09 acres, more or less

Staff Report: The Technical Review Committee has reviewed this project and as of this date all comments have not been satisfied. Johnny Blizzard reads and explains staff comments.

Planning comments:

1. Performance Bonds/contact Gina Romine at 256-464-8425 or gina.romine@madisonal.gov
2. Need surveyor's seal
3. Application for wetlands permit is inconsistent with final and preliminary plat.

Engineering comments:

1. A performance bond is required for the total cost of unfinished construction which will include the USACE requirements pertaining to Tract B

Board Comments: Mr. Potter questions note number 28 on the plat and Johnny Blizzard explains the acceptance process.

Motion: Mr. Bates moved to approve the Final Plat of Brighton Park, Phase 1 with the completion of staff comments. Mr. Potter seconded.

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Absent
Planning Commission Member – Tim Cowles	Absent
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

Motion carried.

3) **Ashbury, Phase 2**

Location: west of County Line Road and south of Hardiman Road
Representative: Smith Engineering Co. Inc.
Owner: Ashbury Development & Properties, LLC
Lots: 87
Acreage: 25.34 acres, more or less

Staff Report: The Technical Review Committee has reviewed this project and as of this date all comments have not been satisfied.

Planning comments:

1. Performance bonds

Public Comments: Ed Collins, 313 Crownridge Drive, questions sign location. _____, Grantham Circle, asks questions about island in Ashbury, Phase 1 and lack of signage.

Board Comments: Mr. Potter questions property location in relation to wetlands.

Motion: Mr. Bianca moved to approve the Final Plat of Ashbury, Phase 2 with the completion of the one staff comment. Ms. McCollum seconded.

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Absent
Planning Commission Member – Tim Cowles	Absent
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

Motion carried.

Site Plan Amendment

1) Madison YMCA

Location: 130 Park Square Lane
Representative: 4 Site, Inc.
Owner: Heart of the Valley YMCA

Staff Report: The Technical Review Committee has reviewed this project and all comments have been satisfied.

Motion: Ms. McCollum moved to approve the site plan amendment requested by YMCA. Mr. Bates seconded.

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Absent
Planning Commission Member – Tim Cowles	Absent
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

Motion carried.

Other Business

- 1) Affidavit to approve a subdivision name change from Hardiman Place Phase IV and V to Creekside at Hardiman Place

Motion: Mr. Potter moved to approve the requested name change from Hardiman Place IV and V to Creekside at Hardiman Place. Mr. Bates seconded.

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Absent
Planning Commission Member – Tim Cowles	Absent
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

Motion carried.

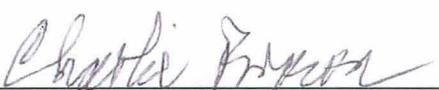
- 2) Mr. Ryder presented informative synopsis of Alabama APA spring conference.

- 3) Approval of subcommittee minutes: members of the subcommittee; Mr. Potter, Mr. Bates, Mr. Ryder and Mr. Brown, voted unanimously to approve the minutes of the subcommittee meeting. Subcommittee advised by Mr. Wilmer that Open Meeting Law will apply if entire subcommittee meets with the Mayor for guidance.

ADJOURNMENT

With no additional business Chairman Brown adjourned the meeting at 6:48 p.m.

Minutes Approved,



**Charlie Brown, C.A.P.Z.O., Chairman
Madison Planning Commission**

ATTEST:



Sherri Blair, CFM, Zoning Administrator

Minutes from the Comprehensive Planning Sub-Committee of the Madison Planning
Commission Work Session, June 11, 2009

Attendees:

Subcommittee Members:

Mike Potter, Lewie Bates, Steve Ryder, Charlie Brown (ex-officio)

City Employees:

Johnny Blizzard (Planning), Cary Sadler (Fire Department), Gary Chynoweth
(Engineering)

Public:

W.C. Fuller (citizen), Joe Gehrdes (Hsv/Madison County Bldrs Assoc)

Purpose of the work session: Discussion of the topics for a planned meeting with the Mayor on the need for re-evaluating the existing Land Use Plan.

Mr. Ryder made initial introductions and stated of the purpose of the work session. He also provided a little history as to how and why the subcommittee was formed.

Mr. Blizzard provided a brief discussion on the content of a Comprehensive Land Use Plan.

All in attendance agreed to the need for revisiting the existing Land Use Plan due to significant change in circumstances since the Land Use Plan was last reviewed (2005).

Mr. Chynoweth cited the need for reviewing and revising the plan for major streets and drainage. He would like to see the effort involved with revising the Land Use Plan include major streets and drainage with one of the goals being a revision of the Subdivision Regulations.

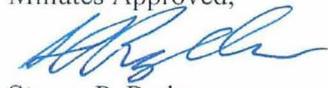
Mr. Gehrdes briefly discussed the current trends in home building. He said that the marketing is changing fundamentally with home buyers being much more deliberate in their purchasing decisions. He identified a trend to higher densities. He also pointed out a trend toward a more "Green" approach to subdivisions with narrower streets and changes in approach to drainage.

Mr. Fuller raised a concern that in the past, the Land Use Plan was modified frequently and, in his view, was not used as intended. However, he supported the need for a Land Use Plan. He stated that the Mayor, as the leader of the City, should fully support the update of the Land Use Plan.

There was some discussion of the slides prepared by Mr. Potter for the discussion with the Mayor and it was agreed that based on the input received during the work session that the content should be modified. Mr. Ryder and Mr. Bates agreed to make edits of the slides.

Work session was adjourned.

Minutes Approved,



Steven P. Ryder

Chairman, Comprehensive Land Use Plan Subcommittee