



PLANNING COMMISSION

CITY OF MADISON, ALABAMA MINUTES OF THE AUGUST 20, 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>	PRESENT
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; DAGNAL S. ROWE, 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

Joe Gehrdes, Huntsville/Madison County Builder's Association; W. C. Fuller; Daniel Osborn; Daniel Cook; David Parker; Paul McIntosh; Elsie Brown.

MINUTES APPROVAL

July 16, 2009 Minutes of Regular Meeting

Chairman Brown stated that the minutes will be approved as corrected.

PUBLIC COMMENTS

Chairman Brown opened the floor to public comment. There being no public comment, Chairman Brown closed the floor.

Preliminary Plats

1) Brown's Ferry Crossing, Phase 2

Location: southwest corner of the intersection of Brown's Ferry Road and County Line Road

Representative: Garver Engineers

Owner: Polo Development

Lots: 47

Acreage: 18.45 acres, more or less

Staff Report: Johnny Blizzard stated the Technical Review Committee has reviewed this project and as of this date all comments have not been satisfied. He read and explained the following comments:

Planning comments

1. Application fee - \$25.00;
2. Drainage Review fee - \$117.25;
3. Need a certificate of approval for Madison Fire Department;
4. Need a certificate of approval for Chairman, Madison Planning Commission;
5. Signature – Athens Utilities;
6. Signature – Madison Utilities.

Developer Comments: No comment.

Public Comments: No comment.

Board Comments: Mr. Bianca questioned the sidewalk requirement and Mr. Blizzard explained. Mr. Potter questioned if there was a problem with payment not being received and Mr. Blizzard stated there was no problem.

Motion: Mr. Bates moved to approve the Preliminary Plat for Brown's Ferry Crossing, Phase 2 with the satisfaction 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	Aye
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.

1) Arbors at Brown's Ferry Crossing, Phase 2

Location: southwest corner of the intersection of Brown's Ferry Road and County Line Road

Representative: Garver Engineers

Owner: Polo Development

Lots: 22

Acreage: 6.48 acres, more or less

Staff Report: Johnny Blizzard stated the Technical Review Committee has reviewed this project and as of this date all comments have not been satisfied. He read and explained the following comments:

Planning comments

1. Application fee - \$25.00;
2. Drainage Review fee - \$117.25;
3. Need a certificate of approval for Madison Fire Department;
4. Need a certificate of approval for Chairman, Madison Planning Commission;
5. Signature – Athens Utilities;
6. Signature – Madison Utilities.

Developer Comments: No comment.

Public Comments: No comment.

Board Comments: No comment.

Motion: Mr. Potter moved to approve the Preliminary Plat for The Arbor's at Brown's Ferry Crossing, Phase 2 with the satisfaction of staff comments. Mr. Ryder seconded.

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Absent
Planning Commission Member – Tim Cowles	Aye
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

1) Brown's Ferry Crossing, Phase 2

Location: southwest corner of the intersection of Brown's Ferry Road and County Line Road

Representative: Garver Engineers

Owner: Polo Development

Lots: 47

Acreage: 18.45 acres, more or less

Staff Report: Johnny Blizzard stated the Technical Review Committee has reviewed this project and as of this date all comments have not been satisfied. He read and explained the following comments:

Planning comments

1. Certification fee - \$2,350.00;
2. Performance bond;
3. Signature – Athens Utilities;
4. Signature – Dedication;
5. Signature – Madison Utilities.

Engineering comments

1. Reference Limestone County to the west;
2. Show area of R.O.W. to be dedicated including pedestrian R.O.W.

Developer Comments: No comment.

Public Comments: No comment.

Board Comments: No comment.

Motion: Mr. Ryder moved to approve the Final Plat for Brown’s Ferry Crossing, Phase 2 with the satisfaction of staff comments. Mr. Bates seconded.

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Absent
Planning Commission Member – Tim Cowles	Aye
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) Arbors at Brown’s Ferry Crossing, Phase 2

Location: southwest corner of the intersection of Brown’s Ferry Road and County Line Road

Representative: Garver Engineers

Owner: Polo Development

Lots: 22

Acreage: 6.48 acres, more or less

Staff Report: Johnny Blizzard stated the Technical Review Committee has reviewed this project and as of this date all comments have not been satisfied. He read and explained the following comments:

Planning comments

1. Certification fee - \$1,100.00;
2. Performance bond;
3. Signature – Athens Utilities;

4. Signature – Dedication;
5. Signature – Madison Utilities.

Engineering comments

1. Reference Limestone County to the west
2. Show area of R.O.W. to be dedicated including pedestrian R.O.W.

Developer Comments: No comment.

Public Comments: No comment.

Board Comments: No comment.

Motion: Mr. Bianca moved to approve the Final Plat for The Arbors at Brown's Ferry Crossing, Phase 2 with the satisfaction of staff comments. Mr. Ryder seconded.

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Absent
Planning Commission Member – Tim Cowles	Aye
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 Plans

1) Madison Eye Care Center and Madison Family Dentistry

Location: 66 and 72 Hughes Road
 Representative: CDG Engineers and Associates, Inc.
 Owner: Dr. David S. Parker
 Acreage: 1.26 acres, more or less

Staff Report: Johnny Blizzard stated the Technical Review Committee has reviewed this project and as of this date all comments have not been satisfied. He read and explained the following comments:

Planning comments

1. A construction easement for Lot 3B must be granted to Lot 3A for offsite construction and development;
2. Rear utility easement text is not labeled;
3. Provide a deed for 4' utility easement on the south property line;
4. Phase 2 front entrance handicap parking access does not appear to have unobstructed ingress/egress.

Developer Comments: No comment.

Public Comments: No comment.

Board Comments: Mr. Ryder questioned the proposed location of a turn lane from Hughes Road. Mr. Chynoweth stated that staff has not been informed. Staff suggested applicant speak with church that is adjacently proposed concerning sharing the expense of a turn lane.

Motion: Mr. Potter moved to approve the Site Plan for Madison Eye Care Center and Madison Family Dentistry with the satisfaction of staff comments. Ms. McCollum seconded.

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Absent
Planning Commission Member – Tim Cowles	Aye
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) Acceptance of Ashbury, Phase 1 Sidewalk Letter of Credit Amendment in the amount of \$52,042.20 to expire July 27, 2010.

Motion: Mr. Potter moved to approve the Site Plan for Madison Eye Care Center and Madison Family Dentistry with the satisfaction of staff comments. Ms. McCollum seconded.

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Absent
Planning Commission Member – Tim Cowles	Aye
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.

There being no other business for discussion Chairman Brown closed the floor.

ADJOURNMENT

With no additional business to discuss Chairman Brown adjourned the meeting at 5:46 p.m.

Minutes Approved,



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

ATTEST:



Sherri Blair, CFM, Zoning Administrator