

**City of Westover
Planning Commission
MINUTES**

October 27th, 2020

The regular meeting of the City of Westover Planning Commission was held at the City Hall in Westover, Alabama this, the 27th day of October 2020 at the appointed place for such regular sessions.

The meeting was called to order by Chair Randy Wiggins at 6:30 p.m.

In attendance: Randy Wiggins, Chair, Ed Stowell Chairman Pro Tem, Commissioners: Cindy Riggins, Wayne Jones, Robin Smith, Paula Floyd and Bonnie Meacham.

Absent: Commissioners Bobby Pardue, Michael Sampsell

COMMUNICATIONS

This is a public meeting and is being held at Westover City Hall. The meeting Agenda is posted on our bulletin board outside of City Hall. The public is invited to attend but must abide by the order from Governor Kay Ivey to maintain social distancing. The social distancing limit inside is ten people and the six-foot social distancing is expected. This information is posted on the door at City Hall.

Audience Communications:

The City of Westover Planning Commission thanks you for attending tonight's meeting and would like to remind everyone of the following:

The decisions of this Commission are final.

Anyone desiring to be on the Agenda will notify the Chairman no later than ten (10) business days prior to the following scheduled meeting.

All witnesses to application are limited to three (3) minutes.

All guest speakers will speak only to the subject scheduled on the Agenda.

Any questions or clarifications will be addressed to the Chairman and the ruling of the Chairman will be final.

Again, thank you for attending and for your understanding, patience, and cooperation. We look forward to a productive meeting.

Prayer

The Prayer was led by Chair Randy Wiggins.

Pledge of Allegiance

Pledge of Allegiance was led by Chair Randy Wiggins.

Reading and Approval of the Minutes:

The minutes of September 22nd, 2020 meeting were presented for adoption.

A motion was made by Commissioner Cindy Riggins to adopt the September 22nd, 2020 minutes as presented.

A second was made by Commissioner Paula Floyd.

All commissioners voted unanimously to adopt the minutes of September 22nd, 2020.

Old Business:

Westover Planning Commission Subdivision Regulations – The Commission discussed revisions to Subdivision Regulations by adding High Density Corrugated Polyethylene (HDPE) Appendix to the end of the Subdivision Regulations and other changes.

A motion was made by Commissioner Paula Floyd to add HDPE Appendix to end of Subdivision Regulations.

A second was made by Commissioner Robin Smith.

All commissioners voted unanimously to add HDPE Appendix to the end of the Subdivision Regulations.

Chairman Randy Wiggins made the recommendation to schedule a Subdivision Regulations work session. The work session will be held Thursday, November 5th, 2020 at 6:00 p.m. at City Hall.

Pine Mountain Preserve Final Plat 3rd Sector – Phase 1 - Scott Vaughn gave an update that the streets are curbed and paved. Two lots have been cleared, getting ready to build as soon as this Final Plat has been recorded.

Mayor spoke from a staff standpoint. The Fire Chief has checked the fire hydrants and they have been flow tested. Jerry South, Engineer, has checked, signed, and approved the preliminary plat maps and the final plat.

Commissioner Wayne Jones asked Scott Vaughn which utilities are installed at this time. Mr. Vaughn stated that the water and underground power. Not sure about gas.

Commissioner Cindy Riggins asked how Charter handles a subdivision and if they charge the resident. Scott Vaughn explained if only a few people need cable, residents will be charged individually. If a larger number of residents need cable, Charter will not charge residents. Charter will install the cable only a few inches into ground.

A motion was made by Commissioner Cindy Riggins to approve the Pine Mountain Final Plat for the 3rd Sector Phase 1.

A second motion by Commissioner Ed Stowell.

All commissioners voted unanimously to approve Pine Mountain Final Plat, 3rd Sector Phase 1.

Mayor spoke from a staff standpoint. Eddleman Properties have not submitted a Bond or letter of irrevocable credit for the wearing surface warranty for the road. The Resolution needs to state "pending the receipt of a submission of irrevocable credit letter and automatic renewal clause". The City of Westover will not issue any building permits or allow heavy vehicles on the roads until these are received from Eddleman Properties.

New Business: None

Hearing and applications: None

REPORTS:

Neighborhoods - Chairman Wiggins – No Report

Signs - Chairman Wiggins- No Report

City Council – Ex-Officio Wayne Jones - The next City Council meeting will be held Monday, November 2nd, with Judge Allison Boyd attending to do Oath of Office for our new Mayor and City Council members. The Planning Commissioners are invited to attend.

Education – Clerk Meacham – No Report

PUD Guidelines: Commissioner Cindy Riggins – Pine Mountain Preserve previously discussed.

Businesses – Commissioner Floyd – No Report
Resolutions: None

Miscellaneous Business: None
Chairman Randy Wiggins suggested the 2021 Planning Commission Election to be Tuesday, December 22nd, 2020 at 6:30 p.m.


Adjournment:

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

A second made by Commissioner Ed Stowell.

All commissioners voted unanimously to adjourn the meeting.

The meeting was adjourned at 6:54 p.m.



Randy Wiggins, Chair



Bonnie Meacham, City Clerk - Treasurer