



**CITY OF WESTOVER  
Planning Commission  
MINUTES**

**February 22, 2022**

The regular meeting of the City of Westover Planning Commission was held at the City Hall in Westover, Alabama this, the 22th day of February, 2022 at the appointed place for such regular sessions.

The meeting was called to order by Chair Ed Stowell at 6:30 p.m.

**ROLL CALL** – Clerk Manning

In attendance: Chair Ed Stowell  
Commissioners: Ed Stowell, Mayor Larry Riggins, Wayne Jones, Randy Wiggins, Bobby Pardue, Paula Floyd, Robin Smith & Secretary Juno Manning

Absent: None

**Prayer**

The Prayer was led by Bobby Pardue.

**Pledge of Allegiance**

Pledge of Allegiance was led by Chair Stowell.

**COMMUNICATIONS**

**Audience Communications:** read by Chair Stowell.

**Reading and Approval of the Minutes:**

The minutes of January 25, 2022 meeting were presented for adoption.

A motion was made by Commissioner Jones to adopt the Jan. 25, 2022 minutes as presented.

A second was made by Commissioner Smith.

Commissioners voted unanimously to adopt the minutes of Jan. 25, 2022.

A motion was made by Commissioner Wiggins to adopt the Work Session minutes of Feb 8, 2022 as presented.

A second was made by Commissioner Jones.

All commissioners voted unanimously to adopt the minutes of Feb 8, 2022.

**Old Business:**

Commissioners Floyd and Wiggins signed the Appointments.

A new Work session for Zoning was set to March 17<sup>th</sup> at Mt. Tabor.

**New Business:**

A presentation was given by Gere Chatham about the proposed Veteran’s Village Seniors Independent Living facility need for Rezoning of the property at Bryan Rd and 280. He spoke of the potential job creation for local residents and the attractive nature of the intended building.

Commissioner Wiggins made a motion to open the Public Hearing.  
Second was made by Commissioner Jones.  
Commissioners voted unanimously to open the Public Hearing.

The Speakers were:

Michael Shirley 122 Bryan Rd.

Scott Mosely 107 Bryan Rd.

Allan McCoy 34 Hillside Ln.

There was concern with the road and what improvements if any would be needed and how and what a non-profits rules were. It was also asked if each resident would be allowed a vehicle and parking spot and how would this development help Westover in more than just jobs creation. There was some worry about the high spot on Hwy 280 being too close for ingress egress from Bryan Rd. on to 280.

Commissioner Wiggins made a motion to close the Public Hearing.  
A Second was made by Commissioner Pardue.  
Commissioners voted unanimously to close the Public Hearing.

Gere Chatham and Brian Tarrance responded to the statements and questions insisting traffic would not be too much, most of the Seniors he has seen living at similar facilities do not drive and guests are less common than expected. They also assured everyone that the normal means for permitting and inspections will be done and followed by county city and state inspectors with plenty of overseeing of building and day to day operations.

Mayor Riggins made a motion to continue the public hearing at such a time when Veteran’s Village has presented a detailed drawling made by an engineer showing the scale and foot print of the building.  
A Second was made by Commissioner Pardue.  
Commissioners voted unanimously to continue the public hearing when drawings have been made available.

Mayor Riggins said that since this was a continuation of the public hearing of Veteran’s Village Application until the next meeting March 22, 2022, saying it at the meeting tonight serves as the notice and no further public notices need to be posted.

**REPORTS:**

**Neighborhoods** - Commissioner Robin Smith – No Report

**Signs** – No Report

**City Council** – Commissioner Mayor Riggins reported on the extending the sewer and thanked the Commissioners for signing to extend their appointments.

**Education** – Clerk Manning – Manning is still waiting to hear back from Lavone Gatlin and Plans will be made for an in person recertification in Westover over the summer.

**Businesses** – Commissioner Paula Floyd – No Report

**Resolutions:** None

**Miscellaneous Business:** None

**Adjournment:**

A motion was made by Commissioner Wiggins adjourn the meeting.

A second made by Commissioner Jones.

All commissioners voted unanimously to adjourn the meeting.

The meeting was adjourned at 7:21 p.m.

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Planning Commission Chair Ed Stowell

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Juno Manning Planning and Zoning Clerk