



PLANNING COMMISSION MINUTES September 27, 2022

The regular meeting of the Planning Commission of Westover Alabama was held in the City Hall in Westover, Alabama September 27, 2022, the appointed place for such regular sessions.

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

ROLL CALL

Upon roll call it was found that a quorum was present.

In attendance were: Chair Ed Stowell, Commissioners: Paula Floyd, Wayne Jones, Bobby Pardue Juno Manning, Angel Langner-Reed, Larry Riggins.

Absent: Randy Wiggins.

PRAYER

The Prayer was led by Commissioner Pardue.

PLEDGE OF ALLEGIANCE

The Pledge was led by Chair Stowell.

AUDIENCE COMMUNICATIONS

Audience communications was read by Chair Stowell and Announcements of the BZA work session on October 13th at City Hall and the Public Hearing on the 1cent sales tax for schools is to be held October 11th at Mount Tabor.

READING AND APPROVAL OF THE MINUTES:

The minutes of August 23, 2022 meeting were presented for adoption.

A motion was made by Commissioner Floyd, to adopt the *August 23, 2022* minutes of Planning Commission Meeting as is.

A second was made by Commissioner Pardue.

Commissioners voted unanimously to adopt the minutes of *August 23, 2022* as presented.

The minutes of September 8, 2022 Work Session meeting were presented for adoption.

A motion was made by Mayor Riggins, to adopt the *September 8th, 2022* Work Session minutes of Planning Commission Meeting as is.

A second was made by Commissioner Reed.

Commissioners voted unanimously to adopt the minutes of *September 8th, 2022* as presented.

OLD BUSINESS:

Pine Mountain Preserve Concept Master Plan alterations of Village 1 2 and 3 were

Presented by Tyler Davis and Doug Eddleman. With explanations of the requests for a

middle school and the improvement district bonds and old 280 bridge necessary to begin building more rigorously.

A motion was made by Mayor Riggins, to approve the changes of Pine Mountain Preserve Concept Master Plan of Village 1 2 and 3

A second was made by Commissioner Pardue.

Commissioners voted unanimously to approve the changes for Pine Mountain Preserve.

The Commissioners Discusses the Special Exception Permit for Shelby Champion.

A motion for to approve the action of a letter was made by Mayor Riggins

A second by Commissioner Floyd

Commissioners voted unanimously to approve the action of a letter.

NEW BUSINESS:

The Chair Stowell opened the nominations for a new Pro-Tem to serve out the rest of the year following Commissioner Smith's recent resignation.

Commissioner Pardue graciously volunteered

Paula Nominated Commissioner Bobby Pardue.

Mayor Riggins motioned to close the Nominations

Jones Seconded

Commissioners voted unanimously to close the nominations

Mayor Riggins motioned to approve the nomination of

Commissioner Pardue for Pro-Tem

A second by Commissioner Reed

Commissioners voted unanimously to elect Commissioner Pardue

REPORTS:

Neighborhoods -Vacant; Mayor Riggins reported in lieu of an appointee. Adams Homes has started building permits for 10 homes to be raised in the Yellow Leaf Subdivision. Stonehenge is still awaiting the Core of Engineers. Cardon Crest Dr. has recived much appreciated help from the County. Chelsea Corners (which is in Westover) has begun working on completeing some homes.

Signs – Commissioner Jones– The signs removed for water line work have been reestablished.

City Council – The Mayor spoke more on the Public Hearing for a one cent sales tax increase to help contribute more to the Chelsea Schools, where this money might go provided Cody Cothon establishes the proposed citizen board he had spoken of in during the Chelsea School district vote No meetings. Unfortunately, Cody had left this Planning Commission meeting following Doug Eddleman's Presentation, so he was unable to speak on the matter. Mayor Riggins reported, He has been working with City Council on the New Moratorium proposed to halt the building of anymore Mini Storage or steel buildings along

the 280 PUD overlay and there would be a Public Hearing on the matter at the next City Council.

Education –Secretary Manning- CAPZO certification is The home study course work will be given to Bobby Pardue shortly. The building inspector Roger Lemley will attend the Zoom Certification classes online this Thursday and Friday. Angle Langner-Reed home study course was not received by Lavonne but efforts will be made to rectify that. Angel Reed and Kathy Carisch will attend the Chelsea Certification in person class on November 10, 2022.

Businesses – Commissioner Floyd- no report

RESOLUTIONS:

None

MISCELLANEOUS BUSINESS:

Scheduling of the Work Session for the Rezoning work was planned for October 20, 2022 6:00pm at Mount Tabor Annex.

ADJOURNMENT:

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

A second made by Commissioner Pardue.

Commissioners voted unanimously to adjourn the meeting.

The meeting was adjourned at 7:08 p.m..

Submitted by,

Ed Stowell, Chair
Westover Planning Commission

Juno Manning, Secretary
Planning and Zoning Clerk