

JUNE 13, 2017

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, June 13, 2017 at 5:15 PM EST in the Phenix City Council Chambers located in the Public Safety Building, 1111 Broad Street.

Chairman Pat Howard called the meeting to order and asked Ms. Wells to call roll. Upon roll call, the following members answered present: Member Bailey, Vice Chairman Davis, Member Gil, Chairman Howard, Member Ivy, and Member Lindsey. Member Sims, Member Taylor, and Member Culligan were not present.

The second item on the agenda was the Approval of the Agenda. Vice Chairman Davis made a motion to approve, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Gil, Chairman Howard, Member Ivy, and Member Lindsey. Nays: None. Abstain: None. Motion thus passed.

The third item on the agenda was the Acknowledgement of City Council; District One Councilmember Bailey was present. Chairman Howard asked Ms. Wells to note the City Employees that were present in the minutes. The following City Personnel were present: City Engineer Angel Moore, Assistant Director of Engineering Michael Pattillo, Graduate Engineer Tyler Hayes, Fire Chief Kris Kennedy, Fire Marshall Marc Wells, Building Official Gil Griffith, Utilities Engineer John Spraggins, City Attorney Jimmy Graham, and Engineering Administrative Assistant Kaleigh Wells.

The fourth item on the agenda was the approval of the May 23, 2017 meeting minutes. The May 23, 2017 Planning Commission Minutes were not approved during the June 13, 2017 meeting. Although six members were present, only four were eligible to vote. Two members had to abstain due to their absence of the May 23, 2017 meeting. The state law governing Planning Commission requires a quorum or in this case 5 members for the item to be approved.

The fifth item on the agenda, Chairman Howard set the rules for addressing the Planning Commission.

The sixth item on the agenda was the Acceptance of De-Annexation of 26.05 +/- acres at 4413 Lee Road 248 for Jay B. Shepherd, Bruce Wade, II, J. Gilbert Dyer, Jr., owner. City Engineer Angel Moore reviewed the staff report with the Planning Commission members. At this time Chairman Howard asked Ms. Wells to read the department memo.

Memo

To: Planning Commission

From: Angel Moore, City Engineer

Date: June 9, 2017

Re: De-Annexation of 26.05 +/- Acres at 4413 Lee Road 248 (Summerville Road), Jay B. Shepherd, T. Bruce Wade, II, and J. Gilbert Dyer, Jr., Owners

The above referenced petition has been reviewed by the Building, Fire, Engineering, and Utilities Departments and there are no objections to the de-annexation of this property.

Chairman Howard asked if there was a motion to accept. A motion to accept was made by Member Ivy and seconded by Vice Chairman Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Member Gill, Chairman Howard, Member Ivy, and Member Lindsey. Nays: None. Abstain: Member Bailey. Motion thus passed.

The seventh item on the agenda was the Acceptance of Preliminary Plat of 26 +/- acres at Lee Road 312 and Lee Road 860 for CF properties, LLC, (c/o Janna Hilton), owner. City Engineer Angel Moore reviewed the staff report with the Planning Commission members. At this time Chairman Howard asked Ms. Wells to read the department memo.

Memo

To: Planning Commission

From: Angel Moore, City Engineer

Date: June 9, 2017

Re: Acceptance of Preliminary Plat – Kelsey’s Woods Subdivision, CF Properties, LLC, (c/o Janna Hilton), Owner

The above referenced preliminary plat has been reviewed by the Building, Fire, Engineering, and Utilities Departments and meets the minimum requirements of the Subdivision Regulations for acceptance.

Chairman Howard asked if there was a motion to accept. A motion to accept was made by Vice Chairman Davis and seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Ivy, and Member Lindsey. Nays: None. Abstain: None. Motion thus passed.

The eighth item on the agenda was the Public Hearing of the Amended Subdivision Regulations in reference to the Indemnification Agreement. At this time Chairman Howard asked Ms. Wells to read the department memo.

Memo

To: Planning Commission

From: Angel Moore, City Engineer

Date: June 9, 2017

Re: Approval of Amendments to Subdivision Regulations

Below are the needed changes to the Subdivision Regulations in order to remove the Indemnification Agreement.

- *Remove Section 6 – i of Article III*
- *Remove last paragraph on Certificate of Engineering Accuracy*
- *Remove the Indemnification & Hold Harmless Agreement for Residential Subdivisions*

At this time Chairman Howard opened the Public Hearing. With no one coming forward the Public Hearing was closed. Chairman Howard asked if there was a motion to approve or deny. A motion was made to approve by Vice Chairman Davis, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Ivy, and Member Lindsey. Nays: None. Abstain: None. Motion thus passed.

The ninth item on the agenda was Old Business. None

The ninth item on the agenda was New Business. None

The tenth item on the agenda was the Adjournment. Chairman Howard asked if there was a motion to adjourn. A motion to adjourn was made by Member Ivy, seconded by Member Gill. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Ivy, and Member Lindsey. Nays: None. Abstain: None. Motion thus passed.

There being no further business to come before the Planning Commission, the meeting was adjourned until the next scheduled meeting on Tuesday, June 27, 2017.

Chairman – Pat Howard

Secretary – Shaun Culligan