

Planning and Zoning Commission Minutes

Work Session and Meeting April 2, 2019 at 6:00 pm

Present: Chairman Stephen Graham, Kris Bishop, Frank Agnew, Mayor William Isley, Walter Coleman, Maranda Nolen

Absent: Laura Cheney, Allen Crawford, and Tim Walker

Chairman Stephen Graham called the work session to order at 6:07 p.m. Maranda Nolen updated the members on the approval by the Board of Adjustments regarding Monty Reed's variance request for the front setbacks of the I-1 Light Industrial District. The members were updated on a requested correction made to the Randolph survey vicinity map. James Hill then took a moment to remind the members of the recently created R-7 district and explained the concept of the district being specifically for newly annexed properties, which are zoned "as is" meaning changes will not be permitted. Also, Mr. Hill explained the original plan by Robert Wilkes for a PUD development included onsite sewer. He stated since the original plan was approved there has been an agreement with the Odenville Utilities Board approved, which states Odenville will accept 200 gallons (up to 400 gallons) of sewage per day from every home of the development. Mr. Hill explains Wilkes Construction Wright Farms LLC will no longer build the onsite sewer facility due to this new agreement. Robert Wilkes stated the home density does not meet the 650 approved homes, even with the elimination of the onsite sewer. He stated currently the home count was approximately 635-637 proposed homes. Mr. Hill clarified the connection from the development to the Springville sewer system and then to the Odenville system, making the capacity city-wide. Mr. Hill also explained to the members the terms of the agreement between Springville and Odenville as being a 30-year agreement with three 10-year extensions and a 5-year extension to allow procedures to be put in place in the event Odenville ends the agreement. Mayor William Isley updated the members on various reasons the City Council approved the contract with Odenville. The work session ended at 6:18 p.m.

Chairman Graham opened a public hearing at 6:19 p.m. for comment regarding the resurvey request by Joe Randolph. With no comments made, Mayor William Isley made a motion to close the public hearing at 6:20 p.m. Frank Agnew seconded, all voted aye. Walter Coleman made a motion to approve the resurvey request. Kris Bishop seconded, all voted aye. Motion carried.

Chairman Graham opened a public hearing at 6:21 p.m. for comment regarding the zoning recommendation of the Sweetwater subdivision. With there being no comments, Frank Agnew made a motion to close the public hearing at 6:21 p.m. Walter Coleman seconded, all voted aye. Kris Bishop made a motion to approve the recommended R-7 Annexed, Non-Conforming District for Phases 1, 2, 3, 4, and 7, and R-4 Garden Home District for Phases 5, 6, and remaining undeveloped property to the City Council. Walter Coleman seconded, all voted aye. Motion carried.

Chairman Graham opened a public hearing at 6:23 p.m. for comment regarding the master plan update request by Robert Wilkes. Mr. Hubert Davidson of 199 Heritage Ridge asked if current residents near this sewer line will be allowed to tap on and obtain city sewer. Mr. Hill and Mayor Isley stated the city had not been presented the request, but it would be something for the city to consider. He also asked if there would be a fee assessed for residents near the new line. Mr. Hill explained some cities will charge land owners a fee if there are improvements made past their homes, but the city had no intention of assessing residents a fee.

Joey Breighner of 200 Oakley Lane asked for more detail on the routing of the sewer main from the development to the facility. Earl Peoples stated there were two options and he explained those directions to Mr. Beighner. With there being no further comments, Walter Coleman made a motion to close the public hearing at 6:29 p.m. Frank Agnew seconded, all voted aye. Kris Bishop made a motion to approve the revised master plan update of the proposed development presented by Robert Wilkes. Frank Agnew seconded, all voted aye. Motion carried.

The last item of business was the review and approval of meeting minutes. Kris Bishop made a motion to approve the meeting minutes dated February 19, 2019. Walter Coleman seconded, all voted aye. Frank Agnew made a motion to approve the meeting minutes dated March 5, 2019. Walter Coleman seconded, all voted aye except for Mayor Isley, who abstained.

Being no further business, Mayor Isley made a motion to adjourn. Walter Coleman seconded, all voted aye. Meeting adjourned at 6:34 p.m.

Chairman Stephen Graham

Date

Maranda Nolen, Secretary

Date