

**CITY OF SMITHS STATION
PLANNING COMMISSION
Meeting Minutes
Tuesday, February 7, 2017**

PLACE: SMITHS STATION CITY HALL
HOUR: 7:00 PM Eastern Time
TYPE: Regular

Planning Commission Members:

| | |
|-----------------------------|----------------------------|
| Chairperson Carolyn Pinkney | Commissioner Darold Idland |
| Commissioner Dick Key | Commissioner Mike McManus |
| Commissioner Kathy Rowell | Commissioner Lisa Deason |
| Commissioner Richard Terry | Commissioner Jeff Bright |
| Commissioner Mike Kane | |

Commissioner McManus gave the invocation and led the Pledge of Allegiance.

The meeting was called to order at 7:05 PM.

At roll call all members were present except Chairperson Pinkney. Vice Chairman Idland announced a quorum.

The minutes were approved as corrected.

Vice Chairman Idland called the Public Hearing to order at 7:11 PM.

Request for Preliminary Plat Approval

#PL17-251

Emelia Heights Subdivision, Phases 1 & 2, (28 Lots)

Property Owner: Carlton Greathouse

Property Location: Lee Road 242 & 239, Lee County, AL

Tim Simpson, Barrett - Simpson Engineers, 706 12th Street, Phenix City, AL 36867; 334-297-2423, requested that the preliminary plat be tabled due to Lee County Highway Department's requirement to extend the new road. The extension will require changes to both phases of the development.

Request for Preliminary and Final Plat Approval:

#PL17-252

Property Division for Steven W Corbett, (8 Lots)

Property Owner: Steven W Corbett

Property Location: Lee Road 294, Smiths Station, AL

The Public Hearing closed at 8:04 PM.

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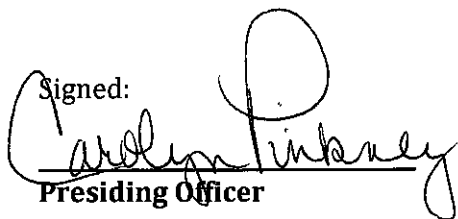
Under new business, Vice-Chairman Idland made a motion to accept Tim Simpson's request to table #PL17-251; Commissioner Key seconded. The roll call vote was as follows: Yaes - Vice Chairman Idland, Commissioners Deason, Key, McManus, Terry, Rowell, Bright and Kane; Naes - None. Request to table was granted.

Also under new business, Commissioner Key made a motion to approve #PL17-252; Commissioner Rowell seconded. The roll call vote was as follows: Yaes - Vice Chairman Idland, Commissioners Deason, Key, McManus, Terry, Rowell, Bright and Kane; Nays - None. The motion was passed.

Under old business, Tim Simpson of Barrett-Simpson Engineers requested the approval of an amended final plat for Southern Oaks Subdivision Phase 1 (#PL15-193). The number of lots has been reduced from 18 to 16 due to flood plain development requirements by FEMA. Lots 10 and 11 have been removed permanently and are now part of Tract A, Undeveloped Land. The owner has requested a LOMA (Letter of Map Amendment) from FEMA to change the Base Flood Elevation of the two lots. If the LOMA is granted, the owner will come back to the city for an administrative division of Tract A into 3 lots. Commissioner Kane made a motion to approve the amended plat. Commissioner Key seconded. The roll call vote was as follows: Yaes - Vice Chairman Idland, Commissioners Deason, Key, McManus, Terry, Rowell, Bright and Kane; Naes - None. The motion was passed.

Under miscellaneous items from the Planning Commission, Commissioner Bright asked if the Planning Commission will hold work sessions in the future. Commissioner Deason suggested holding work sessions once the final draft of the Comprehensive Plan is provided by Epiphany Collaboration, LLC.

There being no further business, a motion was made by Commissioner Kane to adjourn. The motion was seconded by Commissioner Idland. The meeting was adjourned at 8:15 PM.

Signed: 
Presiding Officer

Attested: 
Secretary

Date: 3-7-17

(SEAL)