

**MINUTES OF THE WETUMPKA PLANNING BOARD
OCTOBER 22, 1996**

The Wetumpka Planning Board met October 22, 1996 at 6:00 P. M. at Wetumpka City Hall with the following members present: Mark Presnell, Paulette Hinkle, Juanita Brand, Greg Golden, Bruce Jetton, Randy Logan and Mayor Jo Glenn. Also present were: Velma Gober, Larry Speaks, Keith Gilmore, Jake Strickland, Joe Miller, Gary Mullins, Becky Mullins, Lori Nobles, and Mike Nobles.

Mayor Glenn called the meeting to order. The first order of business was to elect a chairman of the Board.

Henry Swindall offered a motion that Mark Presnell be elected Chairman for one year. Motion was seconded by Bruce Jetton with the Board voting unanimously in favor of the motion.

Chairman Presnell then asked for a motion that the Board adopt the Robert's Rules of Order for conducting their meetings. Greg Golden offered the motion for the Board to follow the Robert's Rules of Order for their meetings. Motion was seconded by Councilman Jetton with the Board voting unanimously in favor of the motion.

This time had been advertised for a public hearing for Wayne Glenn's request to rezone North 15' of Lot No. 7 of Original Lot 173 of the Gaddis Plat located in West Wetumpka, Alabama, and being situated along the West side of Kelly Fitzpatrick Drive from R-1 to B-2. All other property adjoining this property has already been zoned for business. There was no one present opposing said request for rezoning.

Councilman Jetton offered a motion that the Planning Board recommend to the City Council that this property be rezoned to B-2. Motion was seconded by Paulette Hinkle with the Board voting unanimously in favor of the motion. The record should show that Chairman Presnell abstained from voting.

George Walker was not present for the meeting. He had requested to be placed on the agenda.

Gary Mullins was present for the Board to consider approving his request for Phase I of Bent Creek Subdivision. He has dedicated a 30' right of way from the center of the existing Cousins Road for future improvements. Central Alabama Water Authority has approved serving the seven lots with the three (3") water line, but any development after that would require installation of a 6" water line. Jake Strickland, Wetumpka Fire Chief and Keith Gilmore, Wetumpka Assistant Fire Chief were present to state that there was adequate fire protection from U. S. Highway

231 even though it is more than 1300' feet away from the corner of the first lot of Bent Creek Subdivision. After lengthy discussion Juanita Brand offered a motion that the preliminary plans for Bent Creek Subdivision be approved. Motion was seconded by Henry Swindall with the Board voting unanimously in favor of the motion.

Mike and Lori Nobles were present for their one-lot sell-off request. Joe Miller and Billy Skinner had previously determined that this property had been platted in 1990 and was not covered by our present police jurisdiction rules for one-lot sell-off. Joe Miller stated that the site where they planned to build was out of the 100-year flood plain.

Chief Strickland complimented the Board on their actions.

The next regular meeting of the Wetumpka Planning Board will be held on Monday, November 18th at 6:00 P. M. at Wetumpka City Hall.

Respectfully submitted,

Velma N. Gober