

WETUMPKA PLANNING BOARD

DECEMBER 14, 1998

The Wetumpka Planning Board met on Monday, December 14, 1998, at 6:00 p.m. at the Wetumpka City Hall Council Chambers with the following members present: Greg Golden, Dr. Joseph Benson, Betsy Sheldon, Henry Swindall, Mayor Jo Glenn, Randy Logan and Henderson Traylor. Others present were Joe Miller, Brenda Grey, Velma Gober, Larry Speaks, Eric Watts, Bill Watts, Neil Martin, Barbara Martin, Larry & Kimberly Kent, Larry Kent, Jr., Kris Kent, and Billy Grooms.

Those Board members absent were Chick McConnell and Paulette Hinkle.

The meeting was called to order by Vice-chairman Greg Golden. Since there are some new members on the Board, he introduced each one that was present.

Following introductions, Vice-chairman Greg Golden opened the floor for nominations of next year's officers of the Planning Board. Mayor Glenn nominated Greg Golden as Chairman. There were no other nominations. Mayor Glenn then offered a motion that Greg Golden be accepted as Chairman of the Wetumpka Planning Board. Motion was seconded by Randy Logan and the Board voted unanimously in favor. Henry Swindall then nominated Henderson Traylor as Vice-chairman. There were no other nominations. Henry Swindall then offered a motion that Henderson Traylor be accepted to serve as Vice-chairman of the Planning Board. Motion was seconded by Mayor Glenn, and the members voted unanimously in favor of the motion. Mayor Glenn nominated Brenda Grey as Secretary to the Planning Board. There were no other nominations. Mayor Glenn then offered a motion that Brenda Grey be accepted to serve as Secretary to the Planning Board. Betsy Sheldon seconded the motion and all voted unanimously in favor of the motion. These three will serve one year terms.

Mayor Glenn motioned the minutes of November 9, 1998, be approved as sent out. Motion was seconded by Henry Swindall with the Board voting unanimously in favor of the motion.

This time had been advertised for a public hearing for Billy Grooms' request for permission to place a mobile home at 906 Marshall Street. Mr. Grooms stated that he wanted to buy 3 blocks together on Marshall Street as a real estate investment. Two of the lots have houses on them and he wants to buy a friend's trailer and move it to the third lot. The lots are zoned R-3, which allows trailer homes. Randy Logan stated that during his tenure, the City has never permitted trailers in the city limits, except under hardship conditions, and they were temporary then. Mr. Grooms stated that he did not have a hardship, and his alternative would be to build a small house on the lot. Betsy Sheldon moved to deny the request to place a trailer at 906 Marshall Street. Henderson

Traylor seconded the motion. The Board members voted unanimously in favor. The motion carried.

Next on the agenda was the sketch plan for Huckleberry Hill Plat No. 3 for Mr. Neil Martin. Mr. Martin discussed the water pressure situation with the Board members. He stated that the water pressure problems are being addressed. This area is hooked up to the new Rushenville plant. The homeowners have ample pressure, though it is sporadic at times. It is not precisely regulated yet. He stated that he hopes to get sewage to most of these new lots. If he cannot get sewage, the lots will be much larger, maybe 3,4, or 5 acres in size. Mr. Bill Watts spoke to the Board members regarding water pressure. He stated that the highest elevation in the new phase is only 10 feet higher than what is there now. He stated that all these lots are out of the city limits. Curb and gutters were discussed and Mr. Watts stated that he is trying to do like Birmingham, and not put curb and gutters in. Some of the terrain would discourage the use of curb and gutters. In some cases, they may be on one side and not the other. Dr. Benson asked if there was any leeway on putting a subdivision in without curb and gutters. Randy Logan indicated there is a provision for hardships.

After more discussion, it was determined that Phase I has not been closed out yet. Mr. Martin has not been to the Council to have Phase I accepted for city maintenance as was agreed upon. With this being determined, Mayor Glenn motioned to postpone the plat approval until the next Planning Board on January 11, 1999. Betsy Sheldon seconded the motion. The Board members voted unanimously in favor of the motion. The motion carried. Mayor Glenn stated that she and Randy Logan would meet with Mr. Martin next week to discuss conclusion of Phase I and II. Mr. Watts asked what his next recourse should be. He was advised to get with the Waterworks to discuss the water/sewage situation, and said he would.

Under Old Business was the one lot sell off request on Whitman Field Road from Larry and Kimberly Kent to daughter, Kris Kent. A letter dated December 12, 1998, from Larry Speaks stated that the plat now meets all requirements of the subdivision regulations. Mr. Kent stated that the land has not been divided since he purchased it in 1996. It is noted that Mr. Larry Kent, Sr. understands that the road is maintained by the landowner and not the City. Mr. Henderson Traylor motioned to grant permission for the one lot sell off to Kris Kent. Mr. Swindall seconded the motion and all Board members voted unanimously in agreement. The motion carried.

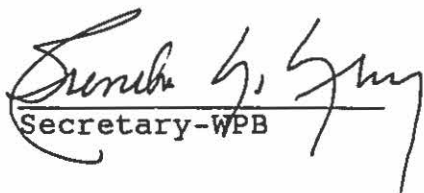
Last on the agenda was the discussion of the proposed Zoning Ordinance dated October 14, 1998. Velma Gober showed an overview of the proposed zoning map that was the copy that Dr. Juster had at the last meeting. Betsy Sheldon wants to have a work session to discuss the definition and their uses, especially B-4 on the West side. Mayor Glenn suggested that anyone on the Board who has any

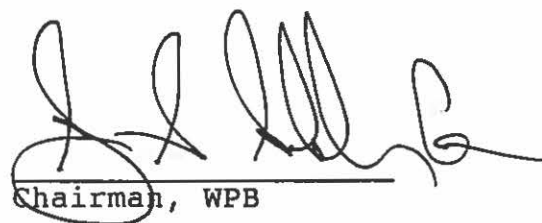
concerns regarding zoning should put them in writing and submit them to Brenda within the next two weeks and she can distribute them to everyone. This will help everyone familiarize themselves with possible discussion items. With this, Henry Swindall motioned to accept the ordinance as it is and proceed with a public hearing. Randy Logan seconded the motion and all the Board members voted in favor except Betsy Sheldon, who opposed. Ms. Sheldon wants to have a work session to clarify some uses that were added, to discuss parking inadequacies, etc.

Being no further discussion or business, Mayor Glenn motioned the meeting be adjourned. Randy Logan seconded, and all members voted unanimously to adjourn.

The next meeting will be January 11, 1999.

Minutes submitted by Brenda G. Grey, Secretary-WPB


Secretary-WPB


Chairman, WPB