

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, JUNE 13, 2023**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. INVOCATION**
- 4. APPROVAL OF MINUTES**
 - A. May 9, 2023**
- 5. APPROVAL OF THE AGENDA**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. VERIFICATION OF NO CONFLICT OF INTEREST**
- 8. DISCLOSURE OF EX PARTE COMMUNICATION**
- 9. OLD BUSINESS**
- 10. NEW BUSINESS**
 - A. SP-2-23 Tim Clements – Tim Clements requests Conditional Use approval for outside storage of equipment for a business located at 1786 Harper Road.**
 - B. S-10-23 Townes at North Lake, Phase I – TTL, LLC requests Preliminary Plat approval of approximately 183 acres located east of Highway 69 North and North of Hamnertown Road. CONTINUED TILL JULY**
 - C. A-4-23 Anthony Dockery – Anthony Dockery request de-annexation of 0.24 acres located at 517 Martin Road East.**
 - D. SP-3-23 Marvis Southeast, LLC – Marvis Southeast, LLC requests conditional use approval located west of Highway 69 North and north of Mitt Lary Road.**
 - E. AMD 02-23 Zoning Ordinance– The City of Northport proposes changes to the Zoning Ordinance amending Article VIII pertaining to the sign ordinance.**
- 11. DISCUSSION**
 - A. Tom Sims – Master Plan & Preliminary Plat for Terrace at Northcreek**

12. CITIZEN COMMUNICATIONS

13. ADJOURNMENT

Northport Planning and Zoning Commission Meeting Procedures

- Chairman will call meeting to order and proceed through all opening business (i.e. Roll Call through Verification of No Conflict of Interest)
- Chairman will proceed through each case as follows:
 - Staff will provide an explanation of the case
 - Applicant will be given an opportunity to address the commission
 - Chairman will open public hearing (for those items requiring same)
 - Members of the public wishing to speak will be allowed three (3) minutes each to address the commission. NOTE: Large groups may wish to, but are not required to, appoint a spokesperson for the group in which case the Chair may grant them additional time to speak.
 - Chairman will then close the public hearing and give the applicant and/or staff an opportunity to comment on issues brought out during public comment.
 - Chairman will then ask for comments or questions from the members of the Commission.
 - The Commission members may make comments or ask questions of anyone present to clarify issues or provide additional information.
 - Chairman will then call for a motion, and a second on the motion.
 - A motion and second by any member is only a procedure used to bring the matter up for discussion and vote. A member making the motion or second may vote either for or against the matter
 - A roll call vote will be taken and the result of said vote will be announced.
 - Recommendations to the City Council, such as rezonings or annexations, may be approved by a majority of the members present and voting.
 - By Alabama Law, a subdivision matter must receive six (6) affirmative votes
- The above procedure will be followed for each case requiring a public hearing. Items not requiring a public hearing will be discussed amongst the Commission and action taken as is appropriate. (This includes "Other Business", "Citizens Communication", etc.)
- Upon completion of all business items the Chairman will call for a motion to adjourn, and conclude the meeting.