

**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, June 11, 2019**

The Planning and Zoning Commission met in a regular session at 6:02 p.m. on Tuesday, June 11, 2019, in the Council Chambers at Northport City Hall.

The meeting was called to order by Chairman Brian Wysock. Upon roll call the following members were found to be present: Mr. Brian Wysock, Mr. Shawn Blackburn, Mrs. Nancy Dawkins, Mr. Michael Manson, Mr. John Meyers, Mr. David Kemp and Mr. Tony Roberts. Absent and failing to vote was Mr. Dale Phillips and Mr. Jerry Pruitt. Staff present were Julie Ramm, Interim Planning Director, Ron Davis, City Attorney and Nannette McKinney, Administrative Assistant.

Approval of agenda – **Motion by Mr. Tony Roberts** to approve agenda. **Seconded by Mr. John Meyers**. Roll call vote was as follows: Mr. Roberts-Yes; Mr. Meyers – Yes; Mr. Blackburn-Yes; Mrs. Dawkins-Yes; Mr. Kemp-Yes; Mr. Manson-Yes; Mr. Meyers–Yes; and Mr. Roberts - Yes **Motion carried**.

Approval of minutes- May 14, 2019. **Motion by Mr. Tony Roberts** to approve minutes. **Seconded by Mr. David Kemp**. Roll call vote was as follows: Mr. Roberts -Yes; Mr. Kemp -Yes; Mr. Blackburn-Yes; Mrs. Dawkins-Yes; Mr. Manson – Yes; Mr. Meyers-Yes; and Mr. Wysock **Motion carried**.

Verification of Proper Notification - Mrs. Ramm confirmed proper notification was given.

Verification of No Conflict of Interest

Information on Back of Agenda - Chairman explained the meeting procedures on the Agenda.

OLD BUSINESS – None

NEW BUSINESS

S-11-19PP RESURVEY OF LOT 10, OAK CREEK NO. 2 – Larry and Connie Dailey requests Preliminary Plat approval Resurvey of Lot 10, Oak Creek No.2. Lot 10 and unplatted land located between Lot 10 & 11

Julie Ramm stated the applicant, Larry and Connie Dailey request a Resurvey of Lot 10 Oak Creek No. 2 to combine lot 10 and the adjacent underdeveloped land to the east into one lot. The Oak Creek No. 2 preliminary plat was approved on February 8, 2005, showing a stub street to the north in between lots 10 and 11. When the final plat was signed by City staff and recorded, the stub street was labeled as “Not Part of This Subdivision”. Since that time, the land where the stub street was supposed to be constructed has changed hands several times. Mr. and Mrs. Dailey, owners of Lot 10, have since purchased this land and wish to combine the land with lot 10 to make the lot more suitable for building. The petitioner is asking for the following waivers: Capped sewers and sidewalks.

When the original preliminary plat was approved, the waiver for capped sewers was granted. The waiver for sidewalks was denied by the Commission. As the lots in this subdivision have been built upon, the sidewalks have been installed on the same side of the street as lot 10. For these reasons, the staff requests the sidewalk waiver be denied.

Connie Dailey, 11328 Brant Ward Road, Cottondale, AL. stated the easement was bought from individuals who was going to put a mobile home on the property.

Linda Lee, 11672 Elam Drive, Northport, AL 35475, stated she would like clarification on sidewalk

Julie Ramm stated the waivers for sidewalks was denied by the Commission when it was on the agenda in 2005.

Linda Lee stated she just learned the Dailey's own the lot adjacent to their property. If they are planning to put a mobile home on the property she would be opposed.

Tony Roberts stated if you have a Home Owners Association they have covenants, which set certain condition on owners and their properties that are in place. The City of Northport has no jurisdiction. We are only here to listen to the Resurvey of Lot 10, Oak Creek No. 2.

Douglas Gibson, 11671 Elam Drive, Northport, AL 35475, stated he was confused about the sidewalks and how far over would the lots be.

Julie Ramm stated there is a 10-foot set back proposing

Motion by Mr. Michael Manson to approve the waiver request for capped sewers located at Oak Creek No. 2. Lot 10 and unplatted land located between Lot 10 and 11. **Seconded by Mr. John Meyers**- Mr. Manson-Yes; Mr. Meyers -Yes; Mr. Blackburn -Yes; Mrs. Dawkins-Yes; Mr. Kemp-Yes; Mr. Tony Roberts and Mr. Wysock-Yes. **Motion carried.**

Motion by Mr. Tony Roberts to approve the waiver request for sidewalks located at Oak Creek No. 2. Lot 10 and unplatted land located between Lot 10 and 11. **Second by Michael Manson.** Roll call vote was as follows: Mr. Roberts-No; Mr. Manson – No; Mr. Blackburn-No; Ms. Dawkins -No; Mr. Meyers -No; Mr. Kemp – No and Mr. Wysock-No **Motion Failed**

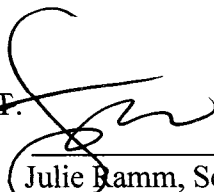
Motion by Mr. Michael Manson to approve request for Preliminary Plat approval for Resurvey of Lot 10, Oak Creek No. 2 Lot 10 and unplatted land located between Lot 10 and 11. **Second by Mr. Shawn Blackburn** Roll call vote was as follows: Mr. Manson -yes; Mr. Blackburn - yes; Mrs. Dawkins – Yes; Mr. Kemp – Yes; Mr. Meyers – Yes; Mr. Roberts – Yes and Mr. Wysock. **Motion Carried.**

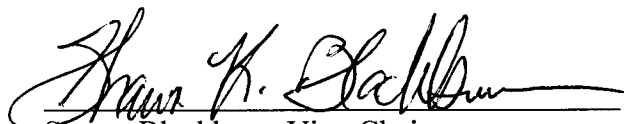
XI. CITIZEN COMMUNICATION

XII. DISCUSSION

XII. ADJOURNMENT – 7:26 p.m.

ATTEST.


Julie Ramm, Secretary


Shawn Blackburn, Vice-Chairman