



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

MIKE RENEGAR
PRESIDENT
DISTRICT 5

NATHAN D. FANK
PRESIDENT PRO TEMPORE
DISTRICT 7

ALBERT C. STRIPLIN
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

DEAN R. ARGO
DISTRICT 3

TOM MILLER
DISTRICT 4

RAY C. BOLES
DISTRICT 6

City of Prattville Planning Commission

The minutes of the April 21, 2011 meeting of the City of Prattville Planning Commission were approved.

Roy McAuley, Chairman

7/21/11

Date



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CITY OF PRATTVILLE PLANNING COMMISSION

AGENDA
April 21, 2011
3:00pm

Call to Order:

Roll Call:

Mayor Gillespie, Councilman Miller, Chairman McAuley, Vice-Chairman Gardner, Chief Brown, Mrs. Carpenter, Mr. Hall, Mr. Nelson, and Mr. Smith.

Minutes:

Old Business:

1. Sketch: Hilltop Oaks Subdivision
Located at County Road 4 and Corley Road
Petitioner: Jim Marshall/John Parker
Representative: Larry E. Speaks & Associates

*Held
3/17/11*

New Business:

2. Preliminary Plat: Lumber Junction, Plat 1
Located at 1089 South Memorial Drive
Petitioner: Eddie Inman
Representative: David C. McLain
3. Final Plat: Lumber Junction, Plat 1
Located at 1089 South Memorial Drive
Petitioner: Eddie Inman
Representative: David C. McLain

Public Hearing

Miscellaneous:

Adjourn:

CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES
April 21, 2011

Call to order:

The regular meeting of the Prattville Planning Commission was held on April 21, 2011. Chairman Roy McAuley called the meeting to order at 3:02 p.m.

Roll Call:

The secretary called the roll. Present: Mayor Bill Gillespie, Chairman Roy McAuley, Vice-Chairman Reuben Gardner, Mrs. Paula Carpenter, Mr. Gene Hall, Mr. Bobby Nelson and Mr. Tim Smith. Absent: Councilman Tom Miller, and Chief Terry Brown.

(Quorum present)

Staff present: Mr. Joel Duke, City Planner; and Ms. Alisa Morgan, Secretary.

Minutes:

None

Old Business:

- 1. Sketch: Hilltop Oaks Subdivision**
Located at County Road 4 and Corley Road
Owner: Rice Property
Representative: Larry E. Speaks & Associates

Mr. Hall moved to hold until the next meeting at the petitioner's request. Mrs. Carpenter seconded the motion.

The motion to hold passed unanimously. Chairman McAuley appointed Mr. Gardner, Mr. Smith, and Mr. Nelson to a committee for the Hilltop Oaks Subdivision.

New Business:

- 2. Preliminary Plat: Lumber Junction, Plat 1**
Located at 1089 South Memorial Drive
Petitioner: Eddie Inman
Representative: David C. McLain

Mr. Duke introduced the preliminary plat of the Lumber Junction #1. He stated that the petitioner is proposing to subdivide 3.3 acres out of a 16.6 parcel lot located on the east side of Highway 31. He stated that the 3.3 acre lot contains the existing Lumber Junction and Gentry Ready Mix commercial businesses. He stated that the staff recommends that both lots are labeled and surveyed to show the division of the property as Lot A and Lot B. He stated that the subdivision regulations require that FEMA designated 100 year flood zones be shown on recorded plats. He further stated that Engineering is requesting that a drainage facility be installed to capture storm water on Old Highway 31. He stated that a drainage was inadvertently covered when construction was done on Lot A. He stated that subdivision regulations require that drainage be addressed prior to platting of property. He stated that the city is requesting that the drainage issue be addressed by piping along Old Highway 31 and outfalls to a stable outlet by ditch or pipe.

Eddie Inman, petitioner, stated that the property is being subdivided to be sold to his niece to be able to take possession of the Lumber Junction store. He stated that the property has to be divided for bank purposes. He stated that there will be no new construction or road improvements on the site. He stated that he should not be responsible for installing drainage facility because it's a preexisting problem before the land was developed.

Chairman McAuley opened the public hearing. There were none to speak. The public hearing was closed.

Mr. Nelson introduced a resolution recommending approval of the preliminary plat of Lumber Junction Plat 1 and moved for its approval. Mr. Gardner seconded the motion.

Mr. Duke stated that efforts have been made to find the cause and solution to the drainage issue. He stated that it is the responsibility of the developer/subdivider to fix drainage on his property. He stated that a solution to the drainage problem is to pipe it 200' down property down the road and pipe behind the ditch. He stated that drainage would be placed so as not to affect either lot. He stated that the city engineer would have to give detailed information of the current drainage flow and any existing problems.

Mr. Inman stated that a pipe runs down the road where water should be draining, which is not on his property.

Mr. Nelson stated that his business was located in that area for 15 years and during that time there were drainage problems even after his business moved in 1978. He stated that those issues need to be resolved.

Mr. Duke stated that there is no evidence of a pipe outfall, but DOT plans show that the flow is designed to flow through the property. He stated that no one can say when or how the flow was disrupted or who caused it. He stated that it is the responsibility of the commission to ensure that the property is up to standard at the time of platting/replatting of property.

Chairman McAuley called a recess at 3:57 pm. The meeting was called back into session at 4:12pm. Mrs. Carpenter left at 4:00.

City Engineer, Robby Anderson was called to address the drainage issue. He stated that there are a series of drainage inlets on the west side of Highway 31, those inlets come together at about the Feed & Seed Store. He stated that those inlets cross under Highway 31 and come to an inlet box that's in the corner where Old Highway 31 meets with new Highway 31 to a box in the ground. The outlet of that box apparently goes farther east towards Pine Creek that does not drain at this time. He stated that there is an obstruction somewhere in that pipe. He stated that he does not know where the pipe ends but does know that it seems to lead off the driveway towards the creek. He stated that because of this obstruction, water builds up and boils out on the west side and goes through the property across the street.

Mr. Hall moved to hold the item until the next meeting. Mr. Smith seconded the motion. The motion to hold passed by 5/1 vote as recorded. Favor: Mayor Gillespie, Chairman McAuley, Mr. Hall, Mr. Nelson and Mr. Smith. Oppose: Vice-Chairman Gardner.

3. Final Plat: Lumber Junction, Plat 1
Located at 1089 South Memorial Drive
Petitioner: Eddie Inman
Representative: David C. McLain

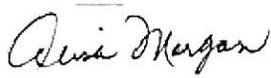
Mr. Nelson moved to hold the item until the next meeting. Mayor Gillespie seconded the motion. The motion to hold passed by 5/1 vote as recorded. Favor: Mayor Gillespie, Chairman McAuley, Mr. Hall, Mr. Nelson and Mr. Smith. Oppose: Vice-Chairman Gardner.

Miscellaneous:

Adjourn:

The meeting was adjourned at 4:29 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Prattville Planning Commission

Prattville Planning Commission

Sign-In Sheet

4/21/11

3:00 p.m.

Name	Address
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Morgan, Alisa

From: Duke, Joel
Sent: Tuesday, April 19, 2011 11:08 AM
To: Morgan, Alisa; Stathopoulos, George
Subject: Fw: Hilltop Oaks - Sketch Plan - Prattville Planning Commission

Please note and add to PC packet on Thursday.

Joel T. Duke, AICP
City Planner | City of Prattville
102 W. Main Street | Prattville, Alabama 36067
334.361.3613 | 334.361.3677 (FAX)
www.prattvilleal.gov
joel.duke@prattvilleal.gov
Sent from BlackBerry

From: Greg Gillian [mailto:ggillian@lespeaks.com]
Sent: Tuesday, April 19, 2011 11:05 AM
To: Duke, Joel
Subject: RE: Hilltop Oaks - Sketch Plan - Prattville Planning Commission

Joel, the owner wishes to hold this item until May 19th. Please call if you have questions.

Gregory M. Gillian, P.E., P.L.S.
Vice-President

Larry E. Speaks & Associates, Inc.
535 Herron Street
Montgomery, AL 36104
Phone: 334/262-1091
Fax: 334/262-2211
Cell: 334/221-1212

From: Duke, Joel [mailto:Joel.Duke@prattvilleal.gov]
Sent: Monday, April 18, 2011 5:19 PM
To: Greg Gillian
Subject: Hilltop Oaks - Sketch Plan - Prattville Planning Commission

The sketch plan for Hilltop Oaks appears on the April 21 Commission agenda. Rather than being held until after the city council hearing on the zoning request, it was held until the next meeting. Does your client want to have it discussed on Thursday or wait until May 19? If the answer is waiting until May, I need a formal request to hold before Thursday's meeting.

Joel T. Duke, AICP
City Planner | City of Prattville Alabama
102 West Main Street | Prattville, AL 36067
334.361.3613 | FAX 334.361.3677
www.prattvilleal.gov
joel.duke@prattvilleal.gov
