



Bay Minette Planning Commission Regular Meeting Minutes

Minutes April 10, 2025

Monthly Meeting No. 4

The City of Bay Minette Planning Commission met in Regular Session on Thursday, April 10, 2025. The meeting was called to order at 8:01 a.m. by Chairman Todd Stewart, in the Council Chambers located in Bay Minette City Hall, at 301 D'Olive Street, Bay Minette, Alabama; this being the proper place, date and hour as advertised to hold such meeting.

IN ATTENDANCE At 8:00 a.m. the following members were present, and a quorum established

Todd Stewart, Chairman
Robert A. "Bob" Wills, Mayor
Rob Madison, Building Official/Commission Member
William Taylor, City Council/Commission Member
Hiram Templeton, Commission Member
Earl Emmons, Commission Member
Jim Faulkner, Commission Member

Commission Members absent
Neal Covington, Vice-Chairman

Commission Members late
None

Other persons in regular attendance
Tammy Smith, City Administrator
Lauren Collinsworth, Attorney
Clair Dorough, City Planner
Steven Stewart, Fire Inspector
Tom Granger, City Engineering Consultant with Pillar, LLC
Paula Bonner, Planner Associate
Kristina Pittman, North Baldwin Chamber of Commerce

Guests
None

INVOCATION Councilman Taylor presented the invitation, followed by the pledge.

ITEM 3. Announcements/Registration to address the Commission

ITEM 4. Approval of the March 13, 2025, Regular Meeting Minutes
Councilman Taylor made a motion to approve the March minutes as written. The motion was seconded by Commission Member Templeton and carried unanimously.

ITEM 5. Disclosure of Prior Communications and/or Conflicts of Interest
None

ITEM 6. Old Business
Mrs. Dorough shared an update on the progress of the Comprehensive Plan being developed by Volkert, Inc.

ITEM 7. New Business

a.) SD-25003, Old Towne Commons, Phase 1 Preliminary Plat

Mrs. Dorough reported the preliminary plat application for 192 single family lots and related infrastructure was tabled at the written request of the applicant, followed by discussion of:

- The reason for the request was due to comments from city staff, the city consultant engineer, and ALDOT which must be addressed.
- Although public hearing notices were sent and no members of the public were in attendance, the adjacent property owners must be re-notified at the costs of the applicant, and another public hearing held.

b.) Updates & Upcoming Cases

- New Staff Member - Planning & Development Services Department
- Planning Commission Members Status
- Planning Commission Representative for Board of Adjustment
- Annual Planning Commission Meeting - May 8, 2025
- Comprehensive Plan Draft
- Stormwater Regulation Draft
- Chamber Drive Joint Parking Project
- Rain Drive / Highway 31 Potential Shopping Center Pre-Application Meeting
- Rabun Road / I-65 Potential Commercial Development Pre-Application Meeting
- McMeans & W 14th Street Potential Gym Pre-Application Meeting
- McMeans & Jaycee Road Site Work / Potential Commercial Development
- Murphy Oil Demolition and Rebuild
- Right of Way Maintenance Flyer

ITEM 8. Reports

a.) Mayor/Council Report – Mayor Wills shared updates on discussions concerning the possible sale and future development of the city-owned former bowling alley.

Mrs. Smith reported plans to expand the Redevelopment District which will allow for more Cooperative Districts in the future.

b.) Attorney – None

c.) Commission Members – None

d.) City Engineer Consultant Report – None

e.) Planning Staff – Mrs. Dorough reported that the Zoning Ordinance Amendment related to political signs has been approved. She also said the Sellers Rezoning request had a first reading at City Council and is scheduled for a second reading on April 21, 2025.

f.) Public Comments– Mrs. Pittman reported on recent and upcoming North Baldwin Chamber events and Mrs. Smith shared upcoming city events.

ITEM 9. With no further business, Chairman Stewart adjourned the meeting at 8:20 a.m.

DONE THIS THE 10TH DAY OF APRIL 2025



Chairman, Todd Stewart

ATTEST:



Paula Bonner, Planner Associate

Motion Summary:

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