

**MOBILE CITY PLANNING COMMISSION MINUTES**  
**MEETING OF FEBRUARY 5, 2015 - 2:00 P.M.**  
**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**Members Present**

Mr. James (Jay) F. Watkins, Chairman  
Mr. Carlos Gant, Vice Chair  
Ms. Shirley Sessions  
Ms. Jennifer Denson (S), Secretary  
Mr. Nick Amberger (AO)  
Ms. Libba Latham (PJ)  
Mr. Thomas Doyle  
Mr. John Vallas  
Mr. Don Hembree (PJ)

**Members Absent**

Ms. Sujin Kim  
Mr. Allan Cameron (S)  
Mr. P. Nigel Roberts  
Mr. Levon Manzie (CC)

**Urban Development Staff Present**

Bert Hoffman,  
Planner II  
Carla Davis,  
Planner II  
David Daughenbaugh,  
Urban Forestry Coordinator  
Jessica Watson  
Secretary II

**Others Present**

Doug Anderson,  
Assistant City Attorney  
George Davis,  
City Engineering  
Marybeth Bergin,  
Traffic Engineering  
James May  
Fire-Rescue Department

The notation *motion carried unanimously* indicates a consensus, with the exception of the Chairman who did not participate in voting unless otherwise noted.

**ROLL CALL:**

Mr. Watkins stated the number of members present constituted a quorum and advised all attending of the policies and procedures pertaining to the Planning Commission.

**APPROVAL OF MINUTES:**

Ms. Denson moved, with second by Mr. Vallas, to approve the minutes from the following, regularly held, Planning Commission meetings:

- October 16, 2014
- November 6, 2014

The motion carried unanimously.

**HOLDOVERS:**

1. **South side of Howells Ferry Road at the South terminus of Harvey Hill Road.**  
County  
**SUB2014-00122**  
**Colleton Place Subdivision, Phases 2-4**  
**Number of Lots / Acres:** 104 Lots / 29.3± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

This application was officially held over until the March 5, 2015 meeting at the January 15, 2015 meeting.

2. **1917 Brookdale Drive West**  
(West terminus of Brookdale Drive West).  
Council District 1  
**SUB2014-00160**  
**Brookdale Properties, LLC Subdivision**  
**Number of Lots / Acres:** 1 Lot / 2.2± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.

The Chair announced the application had been recommended for denial. He added if anyone wished to speak on the matter they should do so at that time.

Bobby McBride, Rowe Surveying, spoke on behalf of the applicant. He stated that they were still having some issues with title work being completed. He requested a 4 week holdover.

Hearing no opposition or further discussion, a motion was made by Mr. Watkins, with second by Mr. Vallas to hold the matter over until the March 5, 2015 meeting at the applicant's request.

The motion carried unanimously.

3. **10380 Pierce Creek Road**  
(North side of Pierce Creek Road, 780'± West of Dykes Road South).  
County  
**SUB2014-00154**  
**John Richardson Family Division Subdivision**  
**Number of Lots / Acres:** 1 Lot / 1.5 ± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

The Chair announced the application had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Hembree, with second by Ms. Denson waive Section V.D.3. of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) retention of the lot sizes, in square feet and acres;
- 2) retention of the 25' minimum building setback line;
- 3) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 4) placement of a note on the Final Plat stating the site must comply with the City of Mobile storm water and flood control ordinances: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.);*
- 5) compliance with Fire Department comments *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.);* and
- 6) placement of a note on the Final Plat stating that the lot is limited to the existing curb cut, with the size, design, and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards.

The motion carried unanimously.

**EXTENSIONS:**

**4. Case #SUB2012-00083**

**Taylor Pointe Subdivision, Unit Two**

West terminus of Taylor Pointe Drive

**Number of Lots / Acres:** 51 Lots / 20.1± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County

The Chair announced the application had been recommended for holdover and stated the applicant was agreeable with the recommendation. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Watkins, with second by Mr. Amberger to hold the matter over until the March 5, 2015 meeting, to allow the applicant to submit a written statement from the State Fire Marshal to be submitted to the Planning Division by February 24, 2015.

The motion carried unanimously.

5. **6254 Howells Ferry Road**  
(North side of Howells Ferry Road, 500'± West of Grider Road).  
Council District 7

A. **SUB2013-00118 (Subdivision)**  
**Redeemed Community Church Subdivision**  
**Number of Lots / Acres:** 1 Lot / 6.3± Acres  
**Engineer / Surveyor:** Erdman Surveying, LLC

The Chair announced the applications had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Ms. Denson, with second by Mr. Amberger to approve the request for an extension.

The motion carried unanimously.

B. **ZON2013-02593 (Planned Unit Development)**  
**Redeemed Community Church Subdivision**  
Planned Unit Development Approval to allow multiple buildings on a single building site.

The Chair announced the applications had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Ms. Denson, with second by Mr. Amberger to approve the request for an extension.

The motion carried unanimously.

**NEW SUBDIVISION APPLICATIONS:**

6. **Case #SUB2015-00001**  
**Wilroh Estates Subdivision**  
7017 Old Shell Road  
(Southeast corner of Old Shell Road and Wilroh Drive West).  
**Number of Lots / Acres:** 2 Lots / 0.4± Acre

**Engineer / Surveyor:** Polysurveying Engineering –Land Surveying  
Council District 7

The Chair announced the application had been recommended for approval. He added if anyone wished to speak on the matter they should do so at that time.

Matt Orrell, Polysurveying, spoke on behalf of the applicant. He requested that the application be heldover until the next meeting.

Patricia Howard Johnson, 804 Wilroh Drive, spoke in reference to the application. She stated that she would like more information on what the applicant intends to do with the property.

Mr. Watkins referred her to speak to Mr. Orrell.

Hubert Knapp, 8049 Wilroh Road, spoke in opposition to the application. He stated that he was unsure how the applicant would have room to build another house. The road is like a private road and is not City maintained.

Hearing no further opposition or discussion, a motion was made by Mr. Watkins, with second by Ms. Sessions to hold the matter over until the March 5, 2015 meeting at the applicant's request.

The motion carried unanimously.

7. **Case #SUB2015-00002**  
**SKCO Subdivision, Resubdivision of**  
7354, 7410 and 7450 Airport Boulevard  
(Northeast corner Airport Boulevard and Border Circle West).  
**Number of Lots / Acres:** 2 Lots / 4.6± Acres  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
Council District 7

The Chair announced the application had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Mr. Hoffman stated in reference to Urban Forestry comment in Condition #10 that Mr. Daughenbaugh, Urban Forestry, was able to go out to the site and inspect the tree and he did see that the tree has lightening damage and is of the opinion that it should not be preserved.

Hearing no opposition or further discussion, a motion was made by Mr. Vallas, with second Mr. Gant to approve the above referenced matter, subject to the following conditions:

- 1) de-annexation of the rear portion of Lot 2 from the City of Mobile into the County prior to signing the Final Plat;
- 2) dedication of a 25' corner radius at the Northwest corner of Airport Boulevard and Border Circle West;
- 3) placement of a note on the Final Plat stating that Lot 1 is limited to two curb cuts to Airport Boulevard and one curb cut to Border Circle West, and Lot 2 is limited to one curb cut to Border Circle West, with the size, location and design to be approved by Traffic Engineering;
- 4) retention of the labeling of the lot sizes in both square feet and acres, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 5) retention of the 25' minimum building setback line along all street frontages on the Final Plat;
- 6) placement of a note on the Final Plat stating that a buffer, in compliance with Section V.A.8. of the Subdivision Regulations, shall be provided along all portions of Lot 1 bordering on residential properties within the County;
- 7) placement of a note on the Final Plat stating that if Lot 2 is developed commercially, a buffer, in compliance with Section V.A.8. of the Subdivision Regulations, shall be provided where the lot borders residential properties;
- 8) subject to the Engineering comments: *[ The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 17 - #77) the Lot(s) will receive the following historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. C. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.];*
- 9) subject to the Traffic Engineering comments: *(Lot 1 is limited to two curb cuts to Airport Boulevard and one curb cut to Border Circle West, with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Lot 2 is limited to its existing curb cut to Border Circle West, with size, location and design to be approved by Mobile County Engineering.);*
- 10) subject to the Urban Forestry comments: *[Property to be developed in*

*compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64.); and*

- 11) **subject to the Fire Department comments:** *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.).*

The motion carried unanimously.

8. **Case #SUB2014-00166**  
**LLT Airport Subdivision, Resubdivision of Lot 1**

8010 Airport Boulevard

(North side of Airport Boulevard, 150'± West of the North terminus of Dawes Road)

**Number of Lots / Acres:** 3 Lots / 2.9± Acres

**Engineer / Surveyor:** Byrd Surveying, Inc.

Council District 7

The Chair announced the application had been recommended for approval. He added if anyone wished to speak on the matter they should do so at that time.

Jerry Byrd, Byrd Surveying, spoke on behalf of the applicant. He asked that Item #6c be reworded to note historical credit.

George Davis, City Engineering, stated that they can work everything out during the land disturbance process and they can actually delete Item# 6c.

Mr. Byrd stated that he was in agreement with that.

Hearing no opposition or further discussion, a motion was made by Mr. Hembree, with second by Mr. Doyle to approve the above referenced matter, subject to the following conditions:

- 1) **retention of the 55' minimum building setback line and lot size information on the Final Plat;**
- 2) **retention of the right-of-way width of Airport Boulevard on the Final Plat;**
- 3) **retention of all easements on the Final Plat and placement of a note on the Final Plat stating that no permanent structure(s) can be placed or erected within any easement;**
- 4) **placement of a note on the Final Plat stating that the site is limited to the existing curb-cuts, with any changes to the size, design and location to be approved by Traffic Engineering;**
- 5) **development of Lot B will require an approved Administrative PUD for shared access;**



- 6) **compliance with Engineering Comments:** *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. C. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. D. Provide and label the monument set or found at each subdivision corner. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate and Signature. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. I. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 7) **compliance with Traffic Engineering Comments:** *(Site is limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 8) **compliance with Urban Forestry Comments:** *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).); and*
- 9) **compliance with Fire Department Comments:** *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.).*

The motion carried unanimously.



**GROUP APPLICATIONS:**

9. **5464 Norden Drive South**  
(West terminus of Lusanne Drive extending to the West terminus of Norden Drive South)  
Council District 7

A. **SUB2015-00003 (Subdivision)**  
**Springhill Landing Subdivision**

**Number of Lots / Acres:** 14 Lots / 5.6± Acres

**Engineer / Surveyor:** Sawgrass Consulting

The Chair announced the applications had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Ms. Denson, with second by Ms. Sessions to approve the above referenced matter, subject to the following conditions:

- 1) **all new road construction must comply with Engineering Department requirements;**
- 2) **placement of a note on the Final Plat stating that each lot and common area with road frontage is limited to one (1) curb-cut each, with the size, design and location of all curb-cuts to be approved by Traffic Engineering;**
- 3) **placement of a note on the Final Plat stating that no structure, including HVAC and similar mechanical equipment, may be built within any easements;**
- 4) **depiction of the 25-foot minimum building setback line from all street frontages and where each lot is a minimum of 60-feet in width, as required by Sections V.D.2. and V.D.9. of the Subdivision Regulations;**
- 5) **labeling each lot with its size in square feet, or placement of a table with the same information;**
- 6) **labeling of all common areas, including detention common areas, and placement of a note on the Final Plat stating that the maintenance of the common areas is the responsibility of the property owners;**
- 7) **provision of sidewalks along all new streets within the development where the construction of new homes will occur;**
- 8) **compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. This comment will require an additional Subdivision Plan review by the Engineering Department. B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm***

Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. C. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. D. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. E. Show and label all flood zones. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. G. Provide and label the monument set or found at each subdivision corner. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's Certificate and Signature. J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. L. Show the recording information for the vacated Norden Dr. S. right-of-way. M. Complete the ROW Vacation process for Norden Dr. S. N. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 9) compliance with Fire comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.*);
- 10) compliance with Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 11) compliance with Forestry comments (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).*);
- 12) submission of a revised PUD site plan prior to the signing of the Final Plat;
- 13) finalization of the vacation process prior to the signing of the Final Plat; and
- 14) completion of the Subdivision process prior to any request for permits for new home-related land disturbance or construction.

The motion carried unanimously.

**B. ZON2015-00011 (Planned Unit Development)**  
**Springhill Landing Subdivision**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced side yard setback and increased site

coverage.

The Chair announced the application had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Ms. Denson, with second by Ms. Sessions to approve the above referenced matter, subject to the following conditions:

- 1) depiction and labeling of the front (25 feet +), side (5 feet) and rear (8 feet) setbacks for all lots, with the exception of Lot 1 which will have a side yard setback on the South boundary of 8 feet, and Lot 13, which will have a side yard setback on the East boundary of 8 feet, and for Lots 2, 6, 7 and 11, where the side yard setback on one side shall match the width of the proposed drainage and utility easements, where the easements are greater than 5 feet;
- 2) depiction of the 25-foot minimum building setback line from all street frontages and where each lot is a minimum of 60-feet in width;
- 3) labeling of the maximum site coverage allowed for all lots, with Lots 1-3 and 11-13 to be 35%, and Lots 4-10 to be 40%;
- 4) labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;
- 5) revision of the site plan to depict and label the provision of a six-foot high wooden privacy fence placed along the rear of Lots 2-8, where they abut the floodway and drainage easement for Twelve Mile Creek, to be constructed as each lot is developed, subject to Engineering approval due to possible drainage issues;
- 6) all new road construction must comply with Engineering Department requirements;
- 7) placement of a note on the site plan stating that each lot and common area is limited to one (1) curb-cut each, with the size, design and location of all curb-cuts to be approved by Traffic Engineering;
- 8) placement of a note on the site plan stating that no structure, including HVAC and similar mechanical equipment, may be built within any easements;
- 9) labeling of all common areas, including detention common areas, and placement of a note on the site plan stating that the maintenance of the common areas is the responsibility of the property owners;
- 10) provision of sidewalks along all new streets within the development, on the side of the street where new homes will be constructed (excludes common area and lot with existing house);
- 11) compliance with Engineering comments (*According to the FEMA flood map information, this property is located within a Special Flood Hazard Area (Twelve Mile Creek Floodway). You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each of the proposed Lots that are located within the SFHA. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such*

*as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. The proposed stormwater detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. The proposed development must comply with all Engineering Department Policy Letters.)*


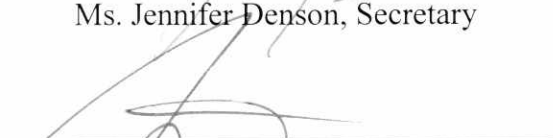
- 12) *compliance with Fire comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.);*
- 13) *compliance with Traffic Engineering comments (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 14) *compliance with Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);*
- 15) *compliance with Zoning Ordinance restrictions regarding items within side yard setbacks (Ordinary projections of sills, belt courses, cornices, buttresses, eaves, and similar architectural features, and necessary mechanical features may project not more than two (2) feet into any yard.);*
- 16) *submission of a revised PUD site plan prior to the signing of the Final Plat;*
- 17) *completion of the Subdivision process prior to any request for permits for new home-related land disturbance or construction; and*
- 18) *compliance with all other municipal codes and ordinances.*

The motion carried unanimously.

**OTHER BUSINESS:**

Jay Watkins gave an overview of the public input sessions held by the Above Ground Storage Tank Subcommittee, and thanked Allan Cameron and Shirley Sessions for their participation.

**APPROVED:** May 7, 2015

  
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Ms. Jennifer Denson, Secretary  
\_\_\_\_\_  
Mr. James F. Watkins, Chairman  
/jpw