

PLANNING COMMISSION
CITY OF SCOTTSBORO, ALABAMA
MINUTES OF THE APRIL 5, 2011 REGULAR MEETING

Meeting was called to order at 5:30 p.m. by Chairman Jim Olyniec

ROLL CALL

Planning Commission Board Members

Planning Commission Chairman

JIM OLYNIEC PRESENT

RONNIE DOLBERRY PRESENT

City Council Member

KEITH SMITH ABSENT

BILL CAPLEY PRESENT

PAM AYERS PRESENT

JOHN PARSONS PRESENT

DOUG WYNN ABSENT

JAMES D. STEVENS PRESENT

JOHNNY O. BLIZZARD PRESENT

STAFF PRESENT

CHARLES KING PE, CITY ENGINEER

MINUTES APPROVAL

February 1, 2011 Minutes of Regular Meeting

Board Comments: Chairman Olyniec mentioned several changes to the minutes including notation of the correct commissioners who made motions and seconds for the items acted on at the February meeting.

Motion: Mr. John Parsons moved to approve the February 1, 2011 minutes. Mr. James D. Stevens seconded the motion and the vote was as follows:

Planning Commission Chairman – Jim Olyniec

Aye

Planning Commission Member – Ronnie Dolberry	Aye
Planning Commission Member – Keith Smith	Absent
Planning Commission Member – Bill Capley	Aye
Planning Commission Member – Pam Ayers	Aye
Planning Commission Member – John Parsons	Aye
Planning Commission Member – Doug Wynn	Absent
Planning Commission Member – James D. Stevens	Aye
Planning Commission Member – Johnny O. Blizzard	Aye

Motion carried.

SITE PLANS

Case Number 734
 Name of Development: HTPG Office Expansion
 Location: 201 Thomas French Drive
 Representative: Charles Berry, Berry Construction Company
 Owner: HTPG Corporation
 Zoning District: M-2
 Current Use: Office/Manufacturing

Developer Comments: Mr. Charles Berry addressed the Commission on behalf of the owner. He informed the Commission that HTPG will be moving their corporate headquarters to Scottsboro. Mr. Berry requested approval to expand the east side of the current facility by six thousand seven hundred (6,700) square feet in order to accommodate the new employees.

Mr. Berry displayed architectural drawings illustrating the various uses that will be added to the current facility, including office space, laboratories and holding areas.

Staff Report: Mr. Charles King informed the Commission that the City Fire Marshall needed more aisle width in the parking area in order to accommodate emergency vehicles. Future plans will include a total of 520 parking spaces which does not leave enough space to accommodate emergency vehicles.

Public Comments:

Board Comments: Mr. John Parsons inquired about drainage and Mr. Ronnie Dolberry stated that a drainage problem wasn't anticipated. Mr. Charles King mentioned that Michael Hodges had been employed by the applicant to analyze any impact the expansion might have on drainage.

Pam Ayers expressed concern about whether the expansion might prevent emergency vehicles from entering the rear of the facility. Mr. Ronnie Dolberry indicated the expansion would not impede ingress to the rear of the facility.

Mr. Jim Olyniec revisited the topic of the future parking facility. He asked how the new parking facility

would be approved and if the parking issues would be resolved before a certificate of occupancy will be issued. Mr. Virgil Berry indicated that these issues would be resolved before that time.

Mr. Jim Green, Scottsboro Water Board, mentioned that the plans showed a 6 inch water line that the Board has no record of. Mr. Berry conceded that he some doubts about the accuracy of the line location but felt it was better to show the line.

Mr. John Parsons raised the question of lighting in the parking facility. Mrs. Pam Ayers pointed out that she didn't notice any lighting during her field inspection of the site. Mr. Jim Olyniec stated that the facility has been in operation for sometime under the present lighting conditions in the parking area.

Motion: Mr. Bill Capley moved to approve Case Number 734. Mrs. Pam Ayers seconded the motion and the vote was as follows:

Final Vote:

Planning Commission Chairman – Jim Olyniec	Aye
Planning Commission Member – Ronnie Dolberry	Aye
Planning Commission Member – Keith Smith	Absent
Planning Commission Member – Bill Capley	Aye
Planning Commission Member – Pam Ayers	Aye
Planning Commission Member – John Parsons	Aye
Planning Commission Member – Doug Wynn	Absent
Planning Commission Member – James D. Stevens	Aye
Planning Commission Member – Johnny O. Blizzard	Aye

Motion carried.

OTHER BUSINESS


Mr. Jim Olyniec passed out to handouts to the Commission Members. Mr. Olyniec asked members of the subcommittee charged with researching the issue of curb and gutter as a subdivision regulation requirement. Mr. John Parsons indicated that he would have some information ready on Wednesday April 6, 2011. Mr. Olyniec asked that the information provide a source.

Mrs. Pam Ayers indicated that she had interview local developers, realtors and how the cost of curb and gutter improvements. She indicated the cost is passed along to the consumer. Mr. Jim Olyniec asked Mr. Johnny Blizzard and Mr. Ronnie Dolberry to provide a cost assessment of installing curb and gutter in a subdivision verses open ditches.

ADJOURNMENT

With no additional business to discuss Chairman Brown adjourned the meeting at 7:00 p.m.

Minutes Approved,



Jim Olynjec Chairman, Scottsboro Planning Commission

ATTEST:



Johnny O. Blizzard, Recording Secretary