



**City of Smiths Station, Alabama Planning Commission  
Planning Commission Meeting Minutes  
April 6, 2021**

**REGULAR MEETING HELD AT: SMITHS STATION CITY HALL**

**2336 LEE ROAD 430**

**SMITHS STATION, AL 36877**

**WORK SESSION HELD AT: 5:30 P.M. EASTERN TIME**

**MEETING HELD AT: 6:30 P.M. EASTERN TIME**

**Planning Commission Members**

**Chairman Mike Kane  
Commissioner William Spear  
Commissioner Dwayne Peterson  
Commissioner Dave Arwood  
Commissioner Victoria Green**

**Vice-Chairperson Kathy Rowell  
Commissioner Beth Scott  
Commissioner Deborah Whittington  
Secretary Morgan Bryce**

**MINUTES OF THE WORK SESSION**

The Work Session of the Planning Commission was called to order at 5:30 P.M. All members were present. Chairman Kane reviewed the agenda. Chairman Kane introduced a discussion on zoning issues along Lee Road 246, noting that several residential properties are currently zoned commercial. Following group discussion, Interim City Clerk and Commissioner Morgan Bryce was tasked with contacting owners of residential property currently zoned for commercial use to inform them of a public hearing at a future meeting to correct these issues. Chairman Kane noted that Bryce would need to check addresses of residents on Lee Road 246 who hold Home Occupation Permits and confirm if this rezone would affect them. No business was conducted. The work session was adjourned at 6:23 P.M.

**MINUTES OF THE REGULAR MEETING**

Chairman Kane called the meeting to order at 6:31 P.M.

Secretary Bryce conducted roll call. Chairman Kane announced a quorum.

Chairman Kane asked the Commission if there were any changes or corrections needed to the minutes. Having none, he asked for a motion to approve. Commissioner Arwood made a motion to adopt and approve the minutes as presented. Commissioner Green seconded the motion.

Chairman Kane asked Planning and Zoning Director Lisa Deason to provide the Staff Report to the Commission. Deason informed the Commission of an upcoming Preliminary Plat in the Hospilika Woods Subdivision on Lee Road 294, and explained that there are still requirements the developer will need to satisfy before the plat will be ready for the Commission's approval. Deason informed the Commission of her department's ADEM 5-Year Audit which took place on Tuesday, April 6. She also invited the Commissioners to attend the City-Wide Yard Sale event on April 10<sup>th</sup> that will be held at the Smiths Station Government Center.

Chairman Kane asked Commissioner Green to provide the City Council Report to the Commission. Green reminded the Commission that the City Council amended the Pavilion Rental Form, which includes lower rental rates. Green informed the Commission that the City Council also voted to lower the lodging tax rate for short-term rentals from 7.5% to 5%, imposed a One-Year Moratorium on Road Name Changes, approved Mayor Copeland to enter into a loan for a Public Works Facility and Storm Shelter/Community Center, and secured funding from the State of Alabama and ALDOT initiative Rebuild Alabama for the repaving of Lee Road 296. Green added that Parks and Recreation employee Hunter Purvis was no longer employed with the City and that weekly/quarterly dumpsters were back on a regular basis at the Smiths Station Government Center campus.



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During the miscellaneous comments portion of the meeting, Deason stated the need to research the sending out of certified mail for the Commission's future public hearings. Deason also provided an update on the status of the Road Name Change Project.

Having no further business, Chairman Kane made a motion to adjourn. Commissioner Arwood seconded the motion. The motion passed and at 6:45 P.M. the meeting was adjourned.

*Morgan Bryce*

Morgan Bryce, Interim City Clerk-Secretary-Treasurer/Commissioner

DATE: May 4, 2021

ATTESTED BY:

*Kathy Powell*

Mike Kane, Chairman Planning Commission

*for Mike Kane*