

MINUTES
CITY OF MOUNTAIN BROOK
PLANNING COMMISSION
APRIL 6, 2020
CITY HALL, 56 CHURCH STREET, MOUNTAIN BROOK, AL 35213

In response to COVID-19 social distancing mandates, the meeting was held via audio conferencing.

The meeting of the Planning Commission of the City of Mountain Brook, Alabama, was held on Monday, April 6, 2020, at 5:30 p.m., via audio conferencing. The roll was marked as follows:

Members Present: Rob Walker, Chairman
 Carey Hollingsworth, Vice-Chairman
 Michael Mouron, Secretary
 Philip Black
 Frank Lassiter
 Barney Lanier
 Graham Smith

Absent: None

Also present: Whit Colvin, City Attorney
 Dana Hazen, Director of Planning, Building and Sustainability
 Tyler Slaten, City Planner
 Glen Merchant, Building Official
 Tammy Reid, Administrative Analyst

1. **Call to Order:** Chairman Walker called the meeting to order at approximately 5:30 p.m., there being a quorum present.
2. **Approval of Agenda:** Chairman Walker presented the agenda for consideration.

Motion: Mrs. Smith, motion to approve the agenda as printed.

Second: Mr. Black

Aye: Philip Black
 Carey Hollingsworth
 Barney Lanier
 Frank Lassiter
 Michael Mouron
 Graham Smith
 Rob Walker

Nay: None

Motion carries.

It is noted that case P-20-05 was moved to the end of the agenda, awaiting representation.

3. **Approval of Minutes:** March 2, 2020.

Chairman Walker called for a motion regarding the March 2, 2020 minutes.

Motion: Mr. Mouron, motion to approve the minutes as presented.

Second: Mr. Lanier

Aye: Philip Black
Carey Hollingsworth
Barney Lanier
Frank Lassiter
Michael Mouron
Graham Smith
Rob Walker

Nay: None

Motion carries.

4. **Case P-20-06: 400/402 Office Park Circle, Bradford & Sons/Mouron Family II, LLC EXHIBIT 1**

Michael Mouron recused himself from participating in this case.

Request for approval of the installation of a solar energy system consisting of a roof mount array.

Kathy Henderson, Eagle Solar and Light, 4005 2nd Avenue South, Birmingham, presented the application:

- The solar panels will be installed on the flat roof on the existing commercial buildings.
- The solar panels and racking will be installed at a 5 percent tilt on the roof and will not extend more than 7.25 inches from the surface of the roof.
- No part of the roof-mounted system will extend beyond the edge of the roof.
- The panels and system are designed to blend into the architecture of the building.
- No portion of the solar energy system will be visible from any public street. Building 400 is on a hill.
- Any visible electrical lines and conduit will be painted or blended to match the color of the roof.

There were no public comments. Mr. Walker called for a motion.

Motion: Mr. Black, motion to approve the requested solar energy system as submitted.

Second: Mrs. Smith

Aye: Philip Black
Carey Hollingsworth
Barney Lanier
Frank Lassiter
Graham Smith
Rob Walker

Nay: None

Motion carries.

5. **Case P-20-07: 4400 Fair Oaks Drive, City of Mountain Brook**

EXHIBIT 2

Amend master development plan for Cherokee Bend Elementary School to allow renovation of the multi-use fields.

Cole Williams and Dale Brasher, Goodwyn Mills and Cawood, presented the application. Mr. Brasher:

- Demolition of existing perimeter fencing, batting cages, lighting and backstops.
- Improvements include: (The full plan is attached to these minutes.)
 1. A prefabricated, two-toilet, restroom facility that will aesthetically complement the character of the neighborhood and is similar to the facility recently installed at Mountain Brook Elementary School.
 2. LED lighting
 3. Bermuda natural grass playing surface
 4. Seven 15' tall black vinyl chain-link fence backstops
 5. Black vinyl chain-link perimeter fencing, four feet in height.

Mrs. Smith Graham asked if the school is aware of the presented improvements. Mr. Williams replied that representatives from the school, the Parks and Recreation Department and the City participated in all meetings. The future improvements at Cherokee Bend Elementary are mostly interior and will not conflict with the presented project. The consensus is that the improvements will increase usability of each site.

Mr. Black asked if the restroom facility is prefabricated as indicated in the submittal, because it appears to be site-built concrete block. The restroom facility at the Mountain Brook Elementary facility was precast and delivered to the site. Mr. Brasher said that the building will be erected on site using a prefabricated kit.

Mr. Black asked for confirmation of the number of light poles to be removed. Mr. Williams said that nine poles will be removed and seven new LED poles will be added. The new lighting will improve the overall lighting situation and manage light pollution.

Mr. Lassiter asked if the facility will be on the sewer system. Mr. Williams said that they will tie in to the sewer system.

There were no public comments. Mr. Walker called for a motion.

Motion: Mr. Frank Lassiter, motion to approve amendments to the master development plan for Cherokee Elementary school multi-use fields as submitted.

Second: Mr. Black

Aye: Philip Black
 Carey Hollingsworth
 Barney Lanier
 Frank Lassiter
 Michael Mouron
 Graham Smith
 Rob Walker

Nay: None

Motion carries.

6. **Case P-20-05: 32 Clarendon Road, Russell and Jamie Doyle**

EXHIBIT 3

Doyle's Resurvey, being a resurvey of Lot 11 and the West ½ of Lot 12, according to the survey of Map of Colonial Hills Morrow Sector, as recorded in Map Book 18, Page 91, in the Probate Office of Jefferson County, Alabama; situated in the Southwest quarter of Section 4, Twp-18S, R-2W, Jefferson County, Alabama.

Russell Doyle, applicant, 3801 Buckingham Place, presented the resurvey request. This is a simple cleanup resurvey combining one lot and ½ lot into one lot. A new home will be constructed.

Mr. Black asked the status of the outbuilding at the back right corner of his property. Mr. Doyle said that it is not on his property; it is an old garage that belongs to the adjacent neighbor.

Mrs. Hazen stated that all recommended corrections need to be made to the mylar before Mr. Doyle brings it to city hall for signatures. Glen Merchant will be available to facilitate.

There were no public comments. Chairman Walker called for a motion.

Motion: Mr. Black, motion to approve the resurvey request as submitted.
 Second: Mr. Lassiter
 Aye: Philip Black
 Carey Hollingsworth
 Barney Lanier
 Frank Lassiter
 Michael Mouron
 Graham Smith
 Rob Walker
 Nay: None

The resurvey request stands approved as presented.

7. Mr. Walker suggested that for the next meeting on Zoom, everyone should mute themselves until they are ready to speak and that only one device should be used for sound. These measures will minimize background noise. It is good practice to identify yourself when making a motion. A roll call vote is suggested.
8. **Next Meeting:** May 4, 2020.
9. **Adjournment:** There being no further business to come before the Planning Commission at this time, the meeting stood adjourned at approximately 6:06 p.m.



Tammy Reid, Administrative Analyst