

## MINUTES OF MEETING

### HOOVER PLANNING AND ZONING COMMISSION

**Date:** January 11, 2016  
**Time:** 5:30 PM  
**Place:** Hoover Municipal Center  
**Present:** Mr. Mike Wood, Chairman  
Mr. Kelly Bakane  
Mr. Allen Pate  
Mr. Carl West  
Mr. Sammy Harris  
Mr. John Lyda  
Mr. Mark Schroeter

**Absent:** Mr. Scott Underwood

**Also Present:** Mr. Bob House, House Consultants  
Mr. Rod Long, City Engineer  
Mr. Chris Reeves, Assistant City Engineer  
Mr. Duke Moore, Fire Marshal  
Mr. Don Reilly, Director, Building Inspections  
Ms. Leslie Klasing, City Attorney Staff

#### 1. **CALL TO ORDER**

The meeting was called to order by Mr. Wood and the secretary had roll call at this time.

2. Mr. Wood asked Mr. Sammy Harris to give the invocation.

3. Mr. Wood asked Mr. Bakane to lead in the Pledge of Allegiance.

4. Mr. Wood stated the members of the Commission had been given copies of the work session minutes and regular meeting minutes of the February 8, 2016, meeting and asked for a motion concerning these minutes if there were no corrections or additions to be made. Mr. Lyda made a motion to approve the minutes as presented. Mr. Underwood seconded the motion and it motion carried unanimously.

5. The following cases have been **withdrawn by the applicants:**

(a) **S-0116-01**- Billy Silver, US Steel Corp., is requesting **Preliminary Plat** approval for **Hidden Valley**, a proposed three (3) lot subdivision. US Steel Corporation is the property owner and the property is zoned R-4 (Multi-Family District), PUD PR-1 (Planned Single Family District), and two small tracts of unincorporated property in Jefferson County.

(b) **C-1215-20** – Chris Schmidt, Daniel Investment Partners, LLC, is requesting **Conditional Use** approval to allow **Noah's Event Venue** to operate at 1400 Corporate Drive, MeadowBrook Corporate Park South, Phase 2. This event center will host catered events,

such as corporate training, weddings and other social gatherings. Daniel Investment Partners, LLC is the property owner. The property is zoned PUD PO (Planned Office).

Mr. Wood announced if anyone present had an interest in either one of these cases, they have been withdrawn, therefore, if it was brought back up, new notices would have to be sent out.

6. The following case has been **continued by the applicant** until the February 8, 2016, Planning & Zoning meeting at 5:30 p.m.:

**S-0116-02** - Mr. Billy Silver, USS Real Estate, is requesting **Preliminary Plat** approval for **Lake Wilborn- Phase 1**, a proposed 93 lot subdivision located at the end of Stadium Trace Parkway in Trace Crossings. The property is owned by USS Real Estate and is zoned PUD PR-1 (Planned Single Family District).

Mr. Wood added that if anyone present had an interest in this case, no new notices would be sent out, and they would need to be at the next meeting on February 8, 2016, at 5:30 p.m.

Mr. Wood asked if there were any questions on what he just explained. There were none.

#### **7. REQUESTS FOR PRELIMINARY AND/OR FINAL MAP APPROVAL:**

Mr. Wood explained he would read the following subdivision cases and verified the Planning Commission had had an opportunity to review each one during the pre-meeting work session and get any questions they had answered. He asked if anyone had a question or comment to please raise their hand and that case would be moved to the end of the agenda, and the other cases would be voted on as a block. The cases presented for block vote were as follows:

(a) **S-0116-03** – King Acura – Jeff Arrington, Arrington Engineering, is requesting **Final Plat** approval for **King Acura**., a two lot resurvey. The purpose of the resurvey is to create a two lot subdivision. The owner of the property is King Acura and the City of Hoover. The property is zoned C-2 (Community Business District). **APPROVED**

*Engineering Comments: Recommend approval.*

Mr. Wood asked who was present to represent this case. Mr. Dave Arrington, Arrington Engineering, was present to represent the case. Mr. Wood asked if there were any questions on this case. There were none.

(b) **S-0116-04** - Jonathan Belcher, SB Dev Corp d/b/a Signature Homes, is requesting **Final Plat** approval for **Sawyer Trail-Phase 1B Resurvey Lots 403-408 and 383-388**. The purpose of the resurvey is to reconfigure interior lot lines on lots 383-388 and 403-408 and to create a new common area. 3165 Properties, LLC is the property owner and the property is zoned PUD PR-1 (Planned Single Family District). **APPROVED**

*Engineering Comments: Recommend approval.*

Mr. Bobby Easley, Alabama Engineering Co., was present to represent the case. Mr. Wood asked if there were any questions or comments on either case from the audience or Planning Commission members. There were none.

Mr. Wood asked for a motion. Mr. Lyda made a motion to approve cases (a) and (b). Mr. Bakane seconded the motion. On voice vote, the motion was approved by everyone with the exception of Mr. Harris and Mr. Schroeter who abstained from case (b) (**S-0116-04**).

**8. C-0116-01** – United Foods, LLC, is requesting **Conditional Use** approval for the sale of retail beer and retail table wine at Paradise Biryani Pointe located at 1841 Montgomery Hwy, Ste 105. Folmar and Associates is the property owner and the property is zoned PC (Planned Commercial).

**APPROVED**

Mr. Wood asked who was present to represent this case. Mr. Ahmed Bagani, 2352 Arbor Glenn, Hoover, AL, 35244, was present to represent this case. Mr. Bagani said he had been open for about 3 months and decided to add beer and wine to his menu to help his business. Mr. Wood asked the secretary if the applicant had been checked out. She responded yes. Mr. Wood then asked if anyone had any questions or comments. There were none. Mr. Wood asked for a motion. Mr. Lyda made a motion to approve. Mr. Harris seconded the motion. On voice vote, the motion was approved unanimously.

There being no further business to discuss, the meeting was adjourned.

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Vanessa Bradstreet  
Zoning Assistant