

CITY OF MOODY
PLANNING COMMISSION MEETING

The Planning Commission of the City of Moody held a regular scheduled meeting on July 10, 2018.

ROLL CALL: Present: Chairman Larry Golden, Members, Matthew Fraser, Lynn Taylor, Mayor Joe Lee, Cletus Beard, Sandra Nicholson, Angie Isbell, and Attorney Joel Watson.

ABSENT: Wayne Taylor, George Wiggins

Chairman Larry Golden called the meeting to order at 6:01 PM.

APPROVE COMMISSION MEETING MINUTES OF JUNE 12, 2018: Mayor Joe Lee made a motion to table the meeting minutes from June 12, 2018 until the next meeting. Matthew Fraser seconded the motion. All present voted AYE: the vote to table the minutes from June 12, 2018 was unanimous.

PUBLIC HEARING- PAM SESSIONS REQUESTS APPROVAL FOR A RESURVEY OF LOTS 10 – 18 IN TWIN LAKES SUBDIVISION, ALSO IDENTIFIED AS ST. CLAIR COUNTY TAX ID #'s

**24-09-30-0-001-045.000,
24-09- 30-0-001-045.001,
24-09-30-0-001-045.002,
24-09-30-0-001-045.003,
24-09-30-0-001-045.004,
24-09-30-0-001-045.005,
24-09-30-0-001-045.006,
24-09-30-0-001-045.007,
24-09-30-0-001-045.008**

Pam Sessions addressed the board to request a resurvey of the lots listed. Pam explained she wants to purchase the nine lots at the end of a dead end road that has never been developed. She explained she wants to combine the lots and build a house right in the middle. The perk test has been done.

Mayor Joe Lee asked the engineer, Keith Hagar to address the property issues.

Keith Hagar addressed the board and those present to address the best use of the property. He explained there is a specific procedure to do away with the right of way roadway that has not been completed. He then presented the following three points:

1. It needs to be decided who will build the road from the current road to this private driveway. It is about 300 to 350 feet from the end of the road to the property that needs to be completed.
2. The HOA owns the roads, so the width, material, and procedure for extending the road to the driveway will be determined by the HOA.
3. There is supposed to be a cul-de-sac at the end of dead end streets for the purpose of allowing large vehicles such as garbage trucks and school buses to turn around. The question of how the current road will be terminated needs to be considered.

HOA President Roxanne Nichols spoke up to state the road is their main concern with Mrs. Sessions' request. A secondary concern is the loss of revenue they will receive if she pays lot dues for one lot instead of nine.

Mrs. Sessions pointed out there are two other roads in the subdivision which end without a cul-de-sac and several others have combined lots.

Roxanne Nichols responded to Mrs. Sessions' comment by explaining the dead end roads that did not have cul-de-sac ended in private property and the lots that were combined were done so for the communities' best interest in light of drainage issues.

Keith Hagar reminded those present that if there are utilities in the road it is a public right of way. It will have to meet subdivision requirements.

Mike Moses commented that the reason the lots have not been developed thus far is because most of them did not perk. He requested to know how that problem will be resolved.

Keith Hagar responded to Mr. Moses that the lots have to be approved by the county for perk before permit will be issued. The owner buys the land at his or her own risk.

Justin Padgett of 1464 Lake Joyce Road addressed the board and those present to state his driveway dead ends in the road and is currently the turn-around for the listed property. He also stated that he is one of the HOA board members and he is totally in favor of combining the properties. He explained he would rather have one neighbor rather than nine and he doesn't care about the turn-around.

Mike Moses stated Twin Lakes owns all the roads and the deeds to them.

Keith Hagar explained Mrs. Sessions cannot combine the lots if she does not have a clear title, and suggested the HOA show the documentation stating the HOA owns the driveway.

After all present had an opportunity to address the Board, Chairman Larry Golden closed the public hearing for discussion/action by the board.

Member Lynn Taylor made a motion to table the request due to insufficient information and with the basis that the HOA show documentation and deeds to engineer and attorney. Angie Isbell second. All present voted AYE: the motion to table the request was unanimous.

There being no further business to come before this Board, Member Lynn Taylor made a motion to adjourn the meeting. Member Matthew Fraser second. All present voted AYE: the meeting was adjourned at 6:35 P.M.

X

Elisabeth Kannon
Administrative Assistant

X

Larry W Golden
Chairman