

Chelsea Planning Commission Meeting
January 22nd, 2018
6:00 P.M.
Minutes

I. Call to Order: Councilmember Scott Weygand @ 6:00 P.M.

- Invocation by: Mayor Tony Picklesimer
- Pledge Allegiance: Tom Holcombe

II. Roll Call:

Present:

Absent:

Cole Williams, Chairman		X
David Calhoun	X	
Tom Holcombe	X	
Becky Landers	X	
Mark Lindsay	X	
Matt Lyons	X	
Tony Picklesimer	X	
Chris Smith		X
Scott Weygand	X	

III. Approval of Minutes: Approval of the December 21st, 2017 Planning Commission Minutes – A motion to approve the minutes as written was made by Tony Picklesimer and seconded by Tom Holcombe. A voice vote was taken and it was an unanimous, “Yes”.

VI. Chairman’s Report:

V. Committee Reports:

VI. Commission Business:

- The continuance of Polo Crossings Sector II and Sector IV Final Plat as submitted by Eric Shula and Carr & Associates Engineers was presented by Councilmember Scott Weygand. The final plat has been reviewed by City Engineer Keith Hager and he has recommended approval (see letter attached). An asphalt sealcoat bond in the amount of \$58,495.50 has been submitted for the two sectors. A motion to approve these plats was made by Mark Lindsay and seconded by David Calhoun based on the recommendation and stipulations from the City Engineer. A voice vote was taken and it was an unanimous, “Yes”.

HagerCo, LLC

Keith L. Hager, PE

AL No. 24699

December 18, 2017

Mr. Cole Williams, Chairman
Planning Commission for City of Chelsea
P.O. Box 111
Chelsea, AL 35043

**RE: Regular Planning Meeting – Dec 2017
Polo Crossing – Sector IV
Final Plat –**

Dear Mr. Chairman;

Per normal procedure, I have reviewed the Final Plat for the above referenced project. The improvements are under construction. The curb and storm drains have been installed. At the time of my inspection, the pavement binder had not been installed. The proposed subdivision appears to be in accordance with the approved preliminary Plat.

1. The Developer / Owner shall submit to the City Engineer a current estimate for the Asphalt Seal coat and any remaining improvements. The City engineer will review the estimate and verify the amount of the Improvements Bond as 150% of all remaining improvements. The bond shall be posted by the developer prior to the final plat being signed by the City Engineer. In accordance with Article 6 of the Subdivision regulations, The City Engineer and City Clerk will verify and approve the format of the Bond.
2. As detailed in Article 6, (Page 59) the developer shall provide to the Commission a statement of completeness including all requirements of the Statement.
3. Upon my conversation with the Engineer and Owner, the improvements have been delayed by weather, and are expected to be completed by the Week of January 01, 2018.

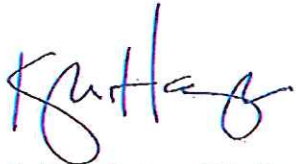
Address:
1201 Graylynn Drive
Birmingham, AL 35216

Contact:
205.229.1738
keithhager@icloud.com

There are no other issues with the subdivision and all layout, and improvements are in accordance with the approved preliminary plat.

Based on the fact that there are no issues with the project, and the hardship of weather, I would recommend APPROVAL with the conditions that the Final Plat is not to be signed until the Pavement Binder is completed.

Respectfully Submitted:



Keith L. Hager, City Engineer

HagerCo-LLC

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STATE OF ALABAMA
SHELBY COUNTY

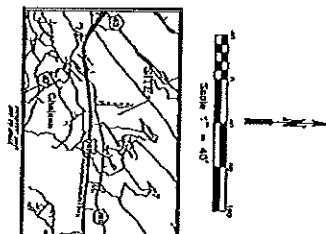
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BY: _____ DATE: _____
 STATE OF ALABAMA
 DEPARTMENT OF REVENUE
 600 NORTH BRIDGE STREET
 MONTGOMERY, ALABAMA 36102

STATE OF ALABAMA
SHELBY COUNTY

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 MONTGOMERY, ALABAMA 36102

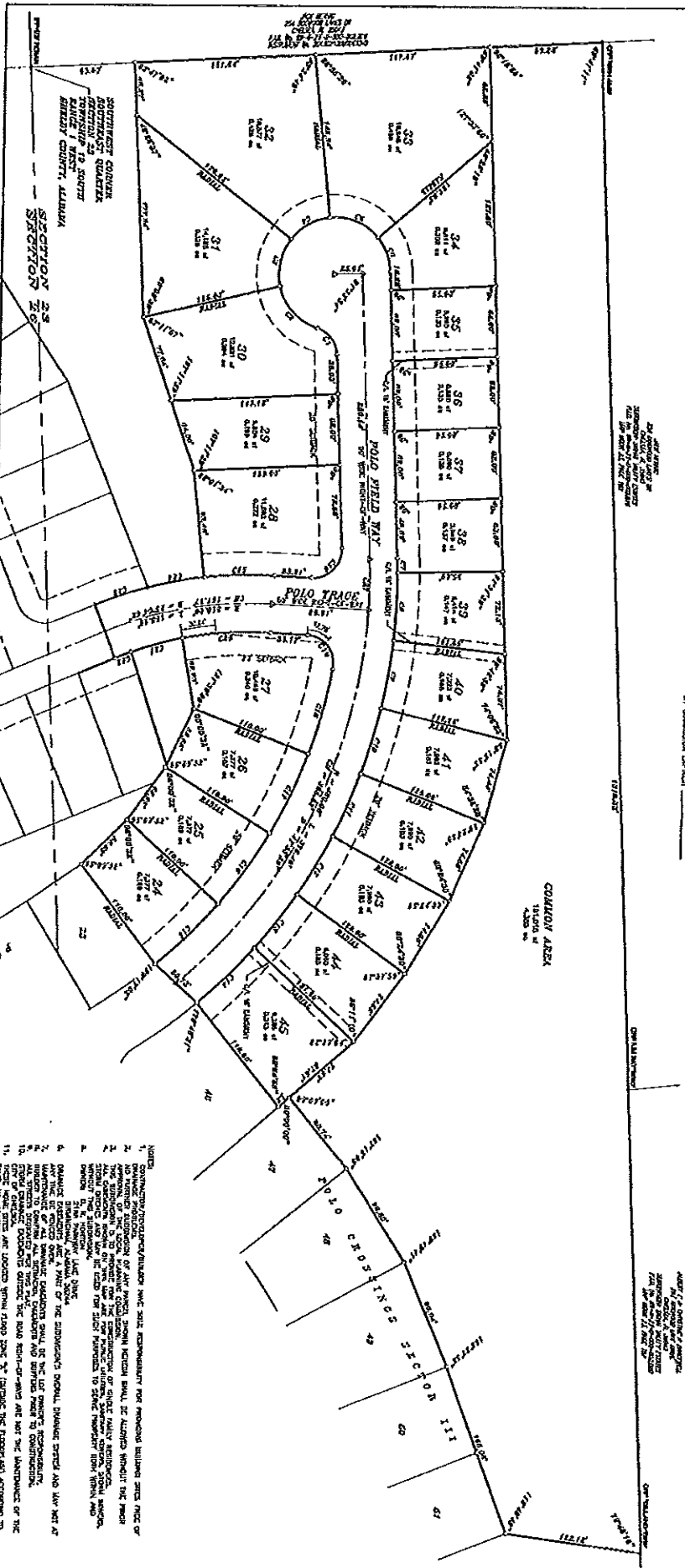


**POLO CROSSINGS
SECTOR IV**

APPROVED BY: _____
 DATE: _____

OWNER: _____
 PROJECT: _____
 ADDRESS: _____

NOVEMBER 2017



- NOTES:
1. CONSTRUCTION/PROVISIONS/UTILITIES SHALL BE RESPONSIBLE FOR PROVIDING UTILITIES TO THE FRONT OF THE LOT.
 2. THE SURVEYOR'S RESPONSIBILITY IS TO LOCATE THE CORNER POINTS OF THE LOTS AND TO PROVIDE THE NECESSARY INFORMATION TO THE OWNER TO LOCATE THE CORNER POINTS OF THE LOTS.
 3. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE OWNER.
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