

Lee County Planning Commission
Meeting Minutes
CMD SGTMAJ Bennie Adkins Meeting Center
205 South 10th Street
Opelika, AL 36801
5:30 P.M., January 11, 2023

I. Call to Order

- A. Chair, Danielle Ritch called to order the regular meeting of the Lee County Planning Commission at 5:30 P.M., on January 11, 2023 at the CMD SGTMAJ Bennie Adkins Meeting Center.

II. Invocation and prayer: Kevin Flannagan gave the prayer and invocation.

III. The Pledge of Allegiance: The Pledge of Allegiance was led by the Chair, Danielle Ritch.

IV. Roll Call to Establish a Quorum

- A. Members present included: Kevin Flannagan, Danielle Ritch, Robin Raiford, Chuck Sanders, Aaron Ashley, Joe Stokes, Adam Littleton, Will Neighbors, Christine Berry-Bradshaw, and Sherri Cook.
- B. Member not present: Jason Flowers. Quorum established. Yes.
- C. Others Present: Bill English, Probate Judge, Lee County; Doug Cannon, District One Commissioner, Lee County Commission; Joel Hubbard, Director of Planning, Lee County Commission; Tutt Barret, Attorney, Lee County Planning Commission; and Wendy Swann, Government Relations Coordinator.

V. Approval of Minutes

- A. Minutes from two previous meetings – August 10, 2022 and October 12, 2022 were approved unanimously..

VI. Public Comments from Citizens: Limited to three minutes; there were no comments.

VII. Old Business: None.

VIII. New Business

- A. Approval of Calendar Year 2023 Regular Meeting Dates: The dates are set at the first meeting of the calendar year. The Calendar was unanimously approved by Planning Commission members, and is available on the Lee County Planning Commission website at: <https://leecountyplanning.com/>.
- B. A discussion ensued regarding the conduct of a planning commission meeting without a quorum. According to the By-Laws statement indicated below, “a quorum must be present for business to be transacted.”

(Planning Commission By-Laws, at Article II., Organization and Operation, Quorum). Additionally, members decided to make a motion edit to the bylaws to wait 15 minutes after the “Call to Order.” If there is no quorum recognized by the Chair, then the meeting will be cancelled for failure to meet quorum. The motion was unanimously approved.

IX Election of Officers for the 2023 Calendar Year

Elections are held at the first meeting of the calendar year.

- A. Chair: Danielle Ritch was elected as chair. The vote was unanimous.
- B. Co-Chair: Kevin Flannagan was elected as Co-Chair. The vote was unanimous.
- C. Secretary: Chuck Sanders was elected as Secretary. The vote was unanimous.

IX. Adjournment

- A. The Chair adjourned the meeting at 6:09 P.M.

**Lee County Planning Commission
Meeting Minutes
Bennie Adkins Meeting Center
205 S. 10th St., Opelika, AL 36801
Wednesday, April 12, 2023**

I. Citizen's Comments (limited to three minutes)

No public comments were made.

II. Call to Order

Chair Danielle Ritch called to order the regular meeting of the Lee County Planning Commission at 5:31 pm on Wednesday, April 12, 2023, at the Bennie Adkins Meeting Center.

III. Invocation and Prayer

Kevin Flannagan gave the invocation.

IV. Pledge of Allegiance

V. Roll Call to Establish Quorum:

Present –Joe Stokes, Danielle Ritch, Sherri Cook, Robin Raiford, Chuck Sanders, Kevin Flanagan and Adam Littleton.

Others Present- Judge English, Wendy Swann, Joel Hubbard, Commissioner Doug Cannon, Attorney Tutt Barrett.

Not Present: Christine Bradshaw and Jason Flowers.

VI. Approval of Minutes:

Minutes from the January 11, 2023, meeting was approved unanimously.

VII. Old Business

No old business to discuss.

VIII. New Business

No new business to discuss.

IX. Executive Session

Possible Litigation – Tutt Barrett

At the recommendation of Mr. Barrett, the Planning Commission moved into Executive Session at 5:38 p.m. At 6:28 p.m. the Commission returned from Executive Session and a motion was made and seconded to join in current county litigation. That vote failed by a vote of 4-3-0; having failed a motion was made by Adam Littleton and seconded by Danielle Ritch to table the issue for further discussion. That motion passed by a vote of 6-1. The Planning Commission chose to have a special called meeting at 5:30 p.m. on April 25.

*****Next schedule meeting April 25, 2023*****

Meeting Adjourned at 6:38 pm

**Lee County Planning Commission
Meeting Minutes
Bennie Adkins Meeting Center
205 S. 10th St., Opelika, AL 36801
Wednesday, June 14, 2023**

I. Citizen's Comments (limited to three minutes)

One citizen, Lance Farrar

II. Call to Order

Chair Danielle Ritch called to order the regular meeting of the Lee County Planning Commission at 5:40 pm on Wednesday, June 14, 2023, at the Bennie Adkins Meeting Center.

III. Invocation and Prayer

Kevin Flannagan gave the invocation.

IV. Pledge of Allegiance

V. Roll Call to Establish Quorum:

Present –Joe Stokes, Danielle Ritch, Kevin Flanagan, Jason Flowers and Christine Bradshaw.

Others Present- Judge English, Wendy Swann, Commissioner Doug Cannon, Justin Hardee and Attorney Tutt Barrett.

Not Present: Sherri Cook and Adam Littleton

*Per Attorney Tut Barrett, the number needed for quorum is five based on the 8 seats currently filled.

VI. Approval of Minutes:

Minutes from the April 12, 2023, meeting were approved unanimously.

VII. Old Business

No old business to discuss.

VIII. New Business

An application for special exception use was presented by Mr. Hardee. Mr. Hardee stated the proposed business location on Lee Road 266 of a beauty salon falls under the Rural Preservation District so would require a special exception use per the

Table of Permitted Uses Section 3.7 of the planning and zoning regulations. He stated the location would include the use of a portable building on the property with Building Inspection ensuring that whatever work that needs to be done has been taken care of. A motion was made by Kevin Flannagan and seconded by Christine Bradshaw to approve the exception request. The motion passed unanimously.

Ms. Ritch provided an update on the Planning Commission vacancies and stated the first reading had been held for the District 1 vacancy and the announcement for the Districts 2 and 4 vacancies had been made by the Lee County Commission.

IX. Executive Session

Tutt Barrett

At the recommendation of Mr. Barrett, the Planning Commission moved into Executive Session at 5:54 p.m. At 6:25 p.m. the Commission returned from Executive Session and a motion was made and seconded to join in current or any pending county litigation to enforce zoning in Beat 13. The motion passed on a vote of 4-0-1 with Ms. Ritch abstaining.

*****Next schedule meeting July 12, 2023*****

Meeting Adjourned at 6:27 pm

**Lee County Planning Commission
Meeting Minutes
Bennie Adkins Meeting Center
205 S. 10th St., Opelika, AL 36801
Wednesday, September 13, 2023**

I. Citizen's Comments (limited to three minutes)

No citizen comments

II. Call to Order

Chair Danielle Ritch called to order the regular meeting of the Lee County Planning Commission at 5:31 pm on Wednesday, Sept. 13, 2023, at the Bennie Adkins Meeting Center.

III. Invocation and Prayer

Kevin Flannagan gave the invocation.

IV. Pledge of Allegiance

V. Roll Call to Establish Quorum:

Present –Joe Stokes, Danielle Ritch, Kevin Flanagan, Adam Littleton, Harold Whatley, Christine Bradshaw, Sherri Cook, John Wood, and Richard Newton.

Others Present- Wendy Swann, Justin Hardee, Joel Hubbard and Attorney Tutt Barrett.

Not Present: Jason Flowers

VI. Approval of Minutes:

Minutes from the June 14, 2023, meeting were approved unanimously.

VII. Old Business

Keven Flannagan requested a clarification and asked if the Planning Commission did vote to join the current pending litigation. Attorney Tutt Barrett stated yes, and would give an update during requested executive session.

VIII. New Business

There was no new business to discuss.

IX. Executive Session

Tutt Barrett

At the recommendation of Mr. Barrett, the Planning Commission moved into Executive Session at 5:38 p.m. At 5:58 p.m. the Commission returned from Executive Session with no further action to be taken.

*****Next schedule meeting October 11, 2023*****

Meeting Adjourned at 5:59 pm