

**MINUTES OF A SPECIAL MEETING OF THE  
PLANNING COMMISSION OF THE CITY OF  
JASPER, ALABAMA, HELD Thursday, April 2, 2026,  
5:00 P.M.**

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**Members Present:** Keith Pike, Billy Wade, Jim Smothers, Leigh Ann Rotter, Stephen Brown, Jenny Short, Austin McLemore, Shirley Mitchell - Chairperson

**Also Present:** Russ Robertson – City Attorney, Michelle Matanic – Administrative Assistant

The audience included a representative for MTTR and two citizens.

**Members Absent:** None

**Approval of Minutes:** Approval of the minutes of the March 19, 2026 meeting.

**Motion:** Motion to approve made by Billy Wade and seconded by Stephen Brown.

**Approved: Unanimous**

1. MTTR Subdivision requests approval for 50+ single-family homes to be built in a subdivision (new development off 20<sup>th</sup> Ave.) on 18.2 acres on parcel #64-17-06-14-2-000-013.000. This is a single-family to mid-level housing across from Viking Cove. This fits with planned land use.

Keith Pike began by explaining that the preliminary plat for this subdivision was approved in June 2024 but was not completed within the required 12 months. Since the original approval the subdivision regulations have been amended, and the petitioner would like to waive the new subdivision regulations and have the preliminary plat approved under the subdivision regulations that were in place when the plat was originally approved. There was a discussion between the commissioners and the city attorney about whether this would set a precedent that required future waivers to be granted in similar situations. The city attorney stated that each waiver would have to be approached on a case-by-case basis and unless the situation was exactly the same it would not set a precedent. There was also a discussion about section 106 of the regulations that allow the commission to waive certain design standards. A citizen in the audience commented that the new regulations will make better neighborhoods and mentioned damage done to their property caused by flooding caused by the construction of the subdivision that has not been addressed. The developer addressed the citizen concerns by offering his contact information and stating that they would address the damage done to his property. It was discussed that the cause of the flooding has been rectified. Commission members discussed whether a traffic study had been done for a turning lane and the developer stated not to his knowledge.

**Motion:** Motion to approve the preliminary plat was made by Billy Wade and seconded by Jim Smothers.

**Approved:** Vote 7 in favor, Austin McLemore voted against. Motion carried. The preliminary plat is approved.

The motion to adjourn was made by Billy Wade and Stephen Brown seconded. Approval of motion to adjourn was unanimous.

With no further business to come before the Commission, the meeting was adjourned.

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Chairman – Shirley Mitchell