

**MINUTES OF A REGULAR MEETING OF THE  
PLANNING COMMISSION OF THE CITY OF  
JASPER, ALABAMA, HELD Thursday, March 19, 2026,  
5:00 P.M.**

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**Members Present:** Keith Pike, Jim Smothers, Billy Wade, Austin McLemore, Leigh Ann Rotter, Shirley Mitchell – Chairperson

**Also Present:** Russ Robertson – City Attorney, Tana Collins-Allred – Community & Economic Development Director, Michelle Matanic – Administrative Assistant

The audience included a representative for MTTR, a developer involved in other subdivision projects and a citizen.

**Members Absent:** Jenny Short

Tana Collins-Allred conveyed a message from the mayor, stating that Keith Pike will assist with the planning commission during the transition period of the planning department.

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

**Motion:** Motion to approve made by Billy Wade and seconded by Jim Smothers.

**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 representative of MTTR concerning the reason for the delay in completion and what would be required of the development under the new subdivision amendments. The audience had questions and comments about the subdivision regulations and the new amendments. There was discussion about the subdivision across the road from this development and associated traffic problems. Tana Collins-Allred stated that relieving the traffic in that area is on the list of projects the city wants to complete. The commission asked the city attorney if it

was an option to table the agenda item to allow the commission to review the old regulations. The city attorney said that this was within the commission's authority. The MTTR representative stated that certain amendments, such as the requirement for 3 entrances, are not feasible on the current property.

**Motion:** Motion to approve the preliminary plat was made by Austin McLemore and seconded by Keith Pike.

**Approved:** Vote 4 in favor, Billy Wade and Jim Smothers against. Motion to approve is denied, due to the necessity of 5 votes in favor required for a subdivision. The motion was denied due to the commission not approving the waiver of the new subdivision amendments.

A special meeting was requested by the chairperson and will be held on April 2, 2026 to re-examine this item.

The motion to adjourn was made by Jim Smothers and Keith Pike 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