



**Baldwin County Planning and Zoning
Board of Adjustment Number 1
Regular Meeting Minutes
Tuesday, November 18, 2025**

I. Call To Order

The Board of Adjustment Number One met in a regular session on November 18, 2025, at 4:00 p.m., in the Baldwin County Central Annex Auditorium.

II. Roll Call

The meeting was called to order by Vice Chair Mary Shannon Hope. Members present included: Norman Bragg, Leslie Stejskal, Thomas Kiel, Doug Ward, Melissa Hadley, Greg Benjamin and James Guffy. Staff members present were Crystal Bates, Planning Technician II, Celena Boykin, Planning Manager.

III. Approval of Minutes

Mr. Leslie Stejskal made a motion to approve October 21, 2025, meeting minutes. Mr. Thomas Kiel second the motion. All members voted aye. Motion to approve October 21, 2025, minutes carried anonymously.

IV. Consideration of Applications and Request

a.) ZVA25- 58, Tanner Property, 13505 County Road 1

Mrs. Crystal Bates presented the applicant's request for variance ZVA25-58 from Section 2.3.26.1 (b) Local Provisions of the Baldwin County Zoning Ordinance as they pertain to the required side yard setbacks in order to construct a single-family dwelling.

The Vice-Chairman graciously invited Mr. Frank Henning, the neighboring resident to the north, to the podium to kindly share his perspectives regarding the proposed variance for the property. Following this, the Vice Chairman called Mr. Erik Tanner the son of the property owner to the podium, who explained the reasons for his request for the variance and discussed the concerns raised by the neighbors to the north, including a letter received from adjacent residents. Next, the Vice Chairman invited Mr. Chris Achee to the podium, where he shared details about the necessary adjustments on both sides due to the 13-foot separation requirement, and the reasons

why obtaining the variance is important for constructing the home. The Vice-Chairman then welcomed Ms. Tina Tanner, the daughter of the property owner, who explained why her parents are seeking the variance and assured that granting it would not hinder the neighboring property owner from rebuilding or using their property as planned.

Subsequently, the Vice Chairman called Ms. Patricia Tanner, one of the property owners, to the podium to discuss her reasons for needing the variance, including the purchase of the property and her intentions to proceed with constructing the dwelling. Lastly, the Vice Chairman invited Mr. James P. Achee to speak about the lot dimensions, the size of the proposed home, and the existing neighboring homes. He also presented information indicating that the adjacent property owner would still have the ability to rebuild or expand their home beyond the current footprint.

There was a discussion between board members and staff, after which the chairman kindly called Mr. James P. Achee to the podium to share his thoughts. He respectfully reiterated that the home to the north could be constructed and that the proposed home on the subject parcel would not interfere with the reconstruction of the existing home. Following further discussion between the board members and Mr. Achee, the public hearing was then officially closed.

Board member Thomas Kiel made a motion to APPROVE the variance case ZVA25-58 seconded by Doug Ward. The motion passed to APPROVE the variance case with a 6 to 2 vote.

V. Old Business

VI. New Business

VII. Adjournment

The meeting adjourned at 4:53 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician

I hereby certify that the above minutes are true, correct, and approved this 16 day of December, 2025.


Mary Shannon Hope, Vice- Chair