

PLANNING COMMISSION MEETING MINUTES

November 16, 2016 (Council Chambers) 5:30 P.M.

Page 1 of 4

The City of Foley Planning Commission held a regular scheduled meeting on November 16, 2016 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Ralph Hellmich, Jeff Rouzie, Phillip Hinesley, Roderick Burkle, Wes Abrams, Calvin Hare, Sue Steigerwald, Chad Watkins and Calvin Hare. Staff present were: Miriam Boutwell, City Planner; Chad Christian, City Engineer; and Melissa Ringler, Recording Secretary.

Chairman Burkle called the meeting to order at 5:31 p.m.

MINUTES:

Approval of the October 12, 2016 and October 19, 2016 meeting minutes.

Commissioner Hellmich made a motion to approve the October 12, 2016 and October 19, 2016 meeting minutes. Commissioner Rouzie seconded the motion. All Commissioners voted aye.

Motion to approve the October 12, 2016 and October 19, 2016 meeting minutes passes.

Chairman Burkle recessed the regular meeting and opened the public hearing.

PUBLIC HEARING:

1. KJS Holdings, LP –Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 26.76+/- acres. Property is currently zoned R-3 (Residential Multi-Family) and AO (Agricultural Open Space), proposed zoning is R-1D (Residential Single Family). Property is located at the SE corner of S. Pecan St. and E. Michigan Ave. Applicant is KJS Holdings, LP.

Chairman Burkle asked if there were any members of the public to speak on this item. There were none.

2. Allen and Wilma Burdine- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 1.5+/- acres. Property is currently zoned R-1A (Residential Single Family), proposed zoning is PO (Preferred Office District). Property is located at 216 W. Camellia Ave. Applicant is Allen and Wilma Burdine.

Chairman Burkle asked if there were any members of the public to speak on this item. There were none.

3. Richard and Wynona Little- Request for Initial Zoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the initial zoning of 20+/- acres being annexed into the corporate limits. The proposed zoning is PDD (Planned Development District). Property is located S. of County Rd 20 (aka Mifflin Rd.) at the end of Juniper St. Applicant is Richard and Wynona Little.

Chairman Burkle asked if there were any members of the public to speak on this item. There were none.

Note: *Denotes property located in the Planning Jurisdiction

PLANNING COMMISSION MEETING MINUTES
November 16, 2016 (Council Chambers) 5:30 P.M.

Page 2 of 4

Commissioner Hare joined the meeting.

Chairman Burkle closed the public hearing and stated Turnberry Crossing an add on from the work session will be added to the agenda.

4. *Turnberry Crossing- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Turnberry Crossing which consists of 20.36+/- acres and 65 lots. Property is located South of CR 20S, East of Hickory Street and is in the City of Foley Planning Jurisdiction. Applicant is Turnberry Development 2016 LLC.

NEW BUSINESS:

1. KJS Holdings, LP –Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 26.76+/- acres. Property is currently zoned R-3 (Residential Multi-Family) and AO (Agricultural Open Space), proposed zoning is R-1D (Residential Single Family). Property is located at the SE corner of S. Pecan St. and E. Michigan Ave. Applicant is KJS Holdings, LP.

Ms. Miriam Boutwell explained the property is currently zoned R-3 the requested rezoning is for R-1D.

Chairman Burkle asked if the issue regarding the pot handle lot has been resolved.

Ms. Boutwell stated City Hall staff has awareness of the issues and are working on resolving.

Vice-Chairman Hinesley made a motion to recommend to Mayor and Council the requested rezoning. Commissioner Abrams seconded the motion.

Commissioner Hellmich stated he feels the requested zone fits well with the area.

All Commissioners voted aye.

Motion to recommend to Mayor and Council the requested rezoning passes.

2. Allen and Wilma Burdine- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 1.5+/- acres. Property is currently zoned R-1A (Residential Single Family), proposed zoning is PO (Preferred Office District). Property is located at 216 W. Camellia Ave. Applicant is Allen and Wilma Burdine.

Ms. Boutwell explained last month the Commission recommended rezoning two neighboring properties. She stated at the request of Council staff is currently researching if there are any type of deed restrictions regarding the property being used for commercial use and action will not be taken by Council until they verify there are no restrictions.

PLANNING COMMISSION MEETING MINUTES

November 16, 2016 (Council Chambers) 5:30 P.M.

Page 3 of 4

Commissioner Hellmich made a motion to recommend the requested rezoning to Mayor and Council. Commissioner Rouzie seconded the motion.

Chairman Burkle stated as discussed at work session a line has to be drawn between the residential and commercial.

All Commissioners voted aye.

Motion to recommend the requested rezoning to Mayor and Council passes.

3. Little- Request for Initial Zoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the initial zoning of 20+/- acres being annexed into the corporate limits. The proposed zoning is PDD (Planned Development District). Property is located S. of County Rd 20 (aka Mifflin Rd.) at the end of Juniper St. Applicant is Richard and Wynona Little.

Ms. Boutwell explained the property is being annexed and the requested zone is PDD.

Commissioner Hellmich made a motion to recommend the requested initial zoning to Mayor and Council. Commissioner Rouzie seconded the motion. All Commissioners voted aye.

Motion to recommend the requested initial zoning to Mayor and Council passes.

4. *Turnberry Crossing- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Turnberry Crossing which consists of 20.36+/- acres and 65 lots. Property is located South of CR 20S, East of Hickory Street and is in the City of Foley Planning Jurisdiction. Applicant is Turnberry Development 2016 LLC.

Chairman Burkle stated the property is currently in unzoned Baldwin County and is in the City of Foley Planning Jurisdiction.

Commissioner Hellmich made a motion to approve the requested preliminary approval. Commissioner Hare seconded the motion.

Commissioner Hellmich stated there was a lot of discussion at the work session regarding detention and possible turn out lanes.

Mr. Chad Christian stated the traffic study showed no new lanes were required. He explained since this is located in the Planning Jurisdiction it will be a dual review by the City of Foley and Baldwin County which ever has the more stringent requirements will apply.

Commissioner Rouzie stated the traffic on Hickory Street continues to increase and there may be a need for a turn lane in the future.

Mr. Steve Pumphrey explained the traffic study was done for the entire subdivision. He asked if the item needed a public hearing.

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PLANNING COMMISSION MEETING MINUTES

November 16, 2016 (Council Chambers) 5:30 P.M.

Page 4 of 4

Chairman Burkle tabled the motions and opened the public hearing. He asked if there were any members of the public to speak on this item. There were none.

The public hearing was closed and the regular meeting was reconvened.

Vice-Chairman Hinesley asked if the utilities would be provided by Riviera Utilities.

Commissioner Abrams stated the electric would be provided by Baldwin EMC, water and sewer by Riviera Utilities.

All Commissioners voted aye.

Motion to approve the requested preliminary approval passes.

5. Public Projects-

Fern Avenue Extension

FBE IP Turnout Entrance

TAP – SE Quad Bike Paths

Commissioner Rouzie made a motion to recommend the public projects to Mayor and Council. Vice Chairman Hinesley seconded the motion. Commissioner Hellmich abstained, all other Commissioners voted aye.

Motion to recommend the public projects to Mayor and Council passes.

6. Adoption of Proposed Meeting and Deadline Schedule for 2017

Commissioner Hellmich made a motion to move the December 16 deadline to December 15 and approve the adoption of the proposed meeting and deadline schedule for 2017. Commissioner Hinesley seconded the motion. All Commissioners voted aye.

Motion to move the December 16 deadline to December 15 and approve the adoption of the proposed meeting and deadline schedule for 2017 passes.

ADJOURN

Meeting adjourned at 5:49 p.m.