

**PLANNING COMMISSION MEETING MINUTES**  
**July 19, 2017 (Council Chambers) 5:30 P.M.**

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The City of Foley Planning Commission held a regular scheduled meeting on July 19, 2017 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Ralph Hellmich, Roderick Burkle, Phillip Hinesley, Wes Abrams, Calvin Hare and Sue Steigerwald. Absent members were; Jeff Rouzie and Chad Watkins. Staff present were Miriam Boutwell, City Planner and Melissa Ringler, Recording Secretary.

Chairman Burkle called the meeting to order at 5:33 p.m.

**MINUTES:**

Approval of the June 14, 2017 and June 21, 2017 meeting minutes.

Commissioner Hellmich made a motion to approve the June 14, 2017 and June 21, 2017 meeting minutes. Commissioner Hinesley seconded the motion and stated that there were some minor edits made and given to the Recording Secretary. All Commissioners voted aye.

**Motion to approve the June 14, 2017 and June 21, 2017 meeting minutes passes.**

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

**PUBLIC HEARING:**

**1. Zoning Ordinance Amendments-**

Proposed Zoning Ordinance Amendments

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

**NEW BUSINESS:**

**1. Sevilla Place Apartments - Site Plan Review**

The City of Foley Planning Commission has received a request for a site plan approval for Sevilla Place Apartments. The project consists of 120 units and is located on County Road 20, at the intersection of Juniper St. Applicant is CRN Developments, LLC.

Commissioner Hellmich made a motion to approve the requested site plan. Commissioner Abrams seconded the motion.

Chairman Burkle asked about the land use map, if drainage has been addressed and if there were any concerns regarding ingress/egress.

Ms. Miriam Boutwell stated this area is a PDD and was approved for apartments. She explained staff has met with the applicant and all requirements will have to be met.

Commissioner Hellmich stated the applicant is aware of the issues and will be adding a lot of retention in this area and is working closely with the City Engineer.

Vice-Chairman Hinesley asked if the 35' drainage ditch was a city easement.

Commissioner Hellmich stated it was quit claim deeded to the City.

Note: \*Denotes property located in the Planning Jurisdiction

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Ms. Boutwell stated Leslie has been working with them and they are aware of the new low impact development requirements.

Chairman Burkle asked if there were any ingress/egress concerns.

Ms. Boutwell stated Nelson Bauer was at the work session and was ok with the loop and access.

All Commissioners voted aye.

**Motion to approve the requested site plan approval passes.**

**2. Zoning Ordinance Amendments-**

Proposed Zoning Ordinance Amendments

Commissioner Hellmich asked if the parking sizes have been modified.

Ms. Boutwell answered yes the parking size revisions have been added.

Ms. Boutwell stated she has given the information regarding towers to the City Attorney.

Commissioner Abrams stated possibly exclusion could apply for municipal or utility owned towers.

Ms. Boutwell stated the towers and solar sections will take a little more research and can be modified at a later date.

Commissioner Hinesley made a motion to recommend the Zoning Ordinance amendments to Mayor and Council. Commissioner Abrams seconded the motion. All Commissioners voted aye.

**Motion to recommend the Zoning Ordinance amendments to Mayor and Council passes.**

**ADJOURN**

Commissioner Abrams made a motion to adjourn at 5:58 p.m. Commissioner Hare seconded the motion. All Commissioners voted aye.