

# PLANNING COMMISSION MEETING MINUTES

April 19, 2017 (Council Chambers) 5:30 P.M.

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The City of Foley Planning Commission held a regular scheduled meeting on April 19, 2017 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. The following members were present: Vice-Chair Phillip Hinesley, Jeff Rouzie, Wes Abrams, Sue Steigerwald, Chad Watkins, Calvin Hare and Chairman Roddy Burkle. Absent member was Ralph Hellmich.

Staff present: Chad Christian, City Engineer & Miriam Boutwell, Planner / Recording Secretary.

Vice-Chair Hinesley called the meeting to order.

## **MINUTES:**

Approval of the March 8, 2017 and March 15, 2017 meeting minutes.

Commissioner Abrams moved to approve the minutes, Commissioner Rouzie seconded the motion, all members voted aye. Chairman Burkle arrived and took over the meeting.

**Motion to approve minutes passes.**

## **PUBLIC HEARING:**

### **1. Dayna Masters -Request for Rezoning**

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 19.2+/- acres. Property is currently zoned R-1C (Residential Single Family), proposed zoning is PUD (Planned Unit Development). Property is located at the SW corner of County Road 24 and N. Juniper St. Applicant is Dayna Masters.

Jay Lamar (14450 N Juniper Street) asked what they were doing on the property?

Chairman Burkle asked Doug Bailey to go over the plan. Mr. Bailey referenced the plan being presented, explained in order to have an RV park, the property must rezone to PUD, there is water and sewer available, this is an RV resort not a manufactured home park.

### **2. Crosby Properties-Request for Rezoning**

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 4.32+/- acres. Property is currently zoned R-2 (Residential Single Family and Duplex), proposed zoning is PUD (Planned Unit Development). Property is located between Bay St. and Poplar St. and south of Michigan Ave. Applicant is Crosby Properties.

William Busley owns adjacent property, his is zoned R2, the letter does not state what is proposed with the PUD.

Vice-Chair Hinesley stated this is a better design, less curb cuts, the PUD is better for the neighborhood. Chairman Burkle explained duplexes can be built there now but this zone requires green space for a better development; asked Ercil Godwin to present the project.

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Mr. Godwin referenced the plan being presented, explained duplexes are allowed in the existing R2 zone but each lot would have to be subdivided which would create multiple driveways and curb cuts; this proposal includes internal traffic circulation and green space on a single parcel.

Shirley Leslie (1411 S Bay Street) asked about new road; was told apartments were being built there; duplexes are okay; what about privacy?

Mr. Godwin stated it is a driveway, not a public road; no apartments, only duplexes that look like single family homes; the drawing shows the maximum number of duplexes that can be built; the proposal is less than what could be allowed; there is green space and a setback from the adjacent property lines; the structures will be approximately 30'-40' from the property lines; the development may be phased and all structures shown may or may not be constructed; rezoning allows building without subdividing; he is not the owner but is the consultant for the project.

Chairman Burkle stated these are single story duplex structures. Vice-Chair Hinesley stated this is a better design with a minimum 25% open space.

Frank A Rose Jr. (400 E Michigan Ave) said there are less units than could be built but there are existing drainage problems; the water comes through his yard and flows to the subdivision to the south; water goes down Poplar and Bay then hits Lawson Ave; City should take extra consideration when approving the drainage plan; this is a major flooding issue that needs to be improved; his house has a berm so did not flood but others did flood; make sure retention pond is adequate; supports this request; Mr. Crosby already has duplexes and does a good job with them; he also requests that the trees being cleared go somewhere else to be burned; the smoke is bad and several residents have respiratory issues; is supportive of Mr. Crosby's request.

### **3. Ledgewick Unit One-Request for Preliminary Approval**

The City of Foley Planning Commission has received a request for preliminary approval of Ledgewick Unit One which consists of 12.19+/- acres and 30 lots. Property is located at the southeast corner of N. Pecan St. and Perfection Rd. Applicant is Magnolia Land Company, Inc.

Ella Mae Anderson (14040 N Pecan St) said since the Foley Beach Express and Baldwin Beach Express opened, there is a lot more traffic using Pecan Street; they run the 4-way stop all the time; is this in the wooded area?

Vickie Aker (21115 Perfection Rd) said her property faces south at stop sign, has 3 lots; the wooded area goes south then a sod farm; are they just doing the wooded area: is all traffic coming to Perfection; traffic is awful.

Shera Burt (21029 Perfection Rd) asked where road is going to access?

Chairman Burkle asked Steven Pumphrey to present the project.

Mr. Pumphrey said he was not sure what type homes will be built; a PUD already exists on the property; they are modifying with less lots and are changing the width from 50' to 60' lots; the

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main entrances are Pecan St and Perfection Rd; these will be approximately ¼ acre lots; some is wooded, there are wetlands on the south and east areas; there are common area buffers around the boundaries.

Chairman Burkle reconvened the regular meeting.

## **NEW BUSINESS:**

### **1. OWA-Signage Site Plan Review**

The City of Foley Planning Commission has received a request for signage site plan approval for OWA. Property is located at the corner of County Rd. 20 (aka Mifflin Rd.) and the Foley Beach Express. Applicant is Foley Holdings LLC.

Chairman Burkle stated updated information had been provided via email; has a follow-up question about the pylon sign height.

Gloria Boatwright stated the sign height had been lowered to 39' per the work session comments.

Commissioner Rouzie asked if that was going to be large enough?

Ms. Boatwright said yes, it is large enough to be readable, there is a sensor that dims it at night; it is programmable so can set it to meet requirements.

Rick Armstrong stated a crane had been used to determine the appropriate height & sign size.

Vice-Chair Hinesley asked if this goes to Council. Ms. Boutwell said no, master signage in a PDD is handled by the Planning Commission.

Vice-Chair Hinesley moved to approve the master signage plan, Commissioner Rouzie seconded the motion, all members voted aye. They thanked Ms. Boatwright for working with the Commission and changing the height.

**Motion to approve OWA Master Signage passes.**

### **2. Dayna Masters -Request for Rezoning**

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Vice-Chair Hinesley said it was a good design; has 25+% open space; is happy with the layout. Commissioner Rouzie agrees, this use is much needed.

Commissioner Abrams moved to recommend approval to Council, Commissioner Hare seconded the motion, all members voted aye.

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**Motion to recommend approval to Council passes.**

### **3. Crosby Properties-Request for Rezoning**

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Chairman Burkle asked if the density would be less if this stayed R2? This is the best use of space with the least impact. Commissioner Hinesley agreed, this is a better design with the open space. Commissioner Rouzie also agreed this is a good design.

Mr. Godwin replied he did not think so due to subdividing; this is minimum impact to the City and the developer; the drive will eventually go through but the number of units could be reduced, this shows the maximum build out of 19 units.

Shirley Leslie said that makes it awfully crowded, she has an acre, is a privacy fence proposed?

Vice-Chair Hinesley stated a fence is not required but a landscape buffer that may include trees, shrubbery, etc. will be there.

Vice-Chair Hinesley moved to recommend approval to Council, Commissioner Rouzie seconded the motion, all members voted aye.

**Motion to recommend approval to Council passes.**

### **3. Ledgewick-Request for PUD Modification**

The City of Foley Planning Commission has received a request for a PUD modification. Property is located at the southeast corner of N. Pecan St. and Perfection Rd. Applicant is Magnolia Land Company, Inc.

Vice-Chair Hinesley has concerns but it is already zoned for this use, traffic is an issue but what can the Commission do on public streets. Commissioner Rouzie said the extension of Fern Avenue will provide better connectivity, it is a very desirable area, should bring better houses. Mr. Christian said when property on the north side develops, the right-of-way may be widened. Commissioner Abrams said the utilities fit in the right-of-way now.

Mr. Pumphrey asked what the reservations were on the development.

Chairman Burkle said the right-of-way and concerns heard tonight.

Mr. Pumphrey stated a 150 lot PUD is in place and could be built; this layout drops 2 lots and make the lots wider.

Commissioner Hare agreed and asked why there was hesitation to approve.

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Commissioner Abrams said if Mr. Christian is comfortable with the road right-of-way then he was okay.

Commissioner Abrams moved to recommend approval to Council, Commissioner Watkins seconded the motion, all members voted aye.

Commissioner Steigerwald was contemplating Ms. Anderson's comment about traffic; Pecan is a cutover to get to the Foley Beach Express; that traffic is not relevant to Perfection, that is a separate issue. Commissioner Rouzie stated the UTC trucks come down the Baldwin Beach Express and the Foley Beach Express then cut over to go to UTC.

**Motion to recommend approval to Council passes.**

#### **4. Ledgewick Unit One-Request for Preliminary Approval**

The City of Foley Planning Commission has received a request for preliminary approval of Ledgewick Unit One which consists of 12.19+/- acres and 30 lots. Property is located at the southeast corner of N. Pecan St. and Perfection Rd. Applicant is Magnolia Land Company, Inc.

Chairman Burkle asked if the Commission could approve the subdivision without the amended PUD being in place. Ms. Boutwell stated yes since the same use and similar configuration already existed.

Commissioner Rouzie moved to approve, Commissioner Steigerwald seconded the motion, all members voted aye.

**Motion to grant preliminary approval passes.**

#### **ADJOURN**

Chairman Burkle offered condolences to Melissa Ringler and her family for the loss of their grandmother. Vice-Chair Hinesley moved to adjourn, Commissioner Abrams seconded the motion, all members voted aye.

Meeting adjourned at 6:40 pm.