

PLANNING COMMISSION MEETING MINUTES
January 18, 2017 (Council Chambers) 5:30 P.M.

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The City of Foley Planning Commission held a regular scheduled meeting on January 18, 2017 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Chad Watkins, Ralph Hellmich, Phillip Hinesley, Roderick Burkle, Wes Abrams, Calvin Hare, and Sue Steigerwald. Staff present were: Miriam Boutwell, City Planner; Chad Christian, City Engineer; Leslie Gahagan, Environmental Manager, and Melissa Ringler, Recording Secretary.

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

MINUTES:

Approval of the December 7, 2016 and December 14, 2016 meeting minutes.

Vice-Chairman Hinesley made a motion to approve the December 7, 2016 and December 14, 2016 meeting minutes. Commissioner Rouzie seconded the motion. All Commissioners voted aye.

Motion to approve the December 7, 2016 and December 14, 2016 meeting minutes passes.

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

PUBLIC HEARING:

1. Paradise Creek LLC.-Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 10+/- acres. Property is currently zoned MH-1 (Mobile/Manufactured Dwelling Park), proposed zoning is B-1A (Extended Business District). Property is located on the east side of Juniper St., north of County Rd. 20 (aka Miflin Rd). Applicant is Todd Edmiston/Paradise Creek LLC.

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

2. *Kings Court Subdivision-Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Kings Court Subdivision which consists of 33.2+/- acres and 14 lots. Property is located at the NW corner of County Rd. 26 and Grantham Rd. and is in the City of Foley Planning Jurisdiction. Applicant is Kings Court Trust, Carol King as Trustee.

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

3. Twenty-Twenty Subdivision-Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Twenty-Twenty Subdivision which consists of 19.34+/- acres and 7 lots. Property is located south of County Rd. 20 (aka Miflin Rd.) at Juniper St. Applicant is 2020, LLC.

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

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4. Ethos Subdivision-Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Ethos Subdivision which consists of 26.76+/- acres and 101 lots. Property is located south of Michigan Ave. between Pecan St. and Doc McDuffie Rd. Applicant is DR Horton Inc-Birmingham.

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

Chairman Burkle closed the public hearing and reconvened the regular meeting.

NEW BUSINESS:

1. Paradise Creek LLC.-Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 10+/- acres. Property is currently zoned MH-1 (Mobile/Manufactured Dwelling Park), proposed zoning is B-1A (Extended Business District). Property is located on the east side of Juniper St., north of County Rd. 20 (aka Miflin Rd). Applicant is Todd Edmiston/Paradise Creek LLC.

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

Commissioner Hellmich stated Council has discussed the timing of the relocation and rezoning and possibly doing a conditional approval to allow the B-1A zoning once all mobile homes have been relocated.

All Commissioners voted aye.

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

2. *Kings Court Subdivision-Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Kings Court Subdivision which consists of 33.2+/- acres and 14 lots. Property is located at the NW corner of County Rd. 26 and Grantham Rd. and is in the City of Foley Planning Jurisdiction. Applicant is Kings Court Trust, Carol King as Trustee.

Vice-Chairman Hinelsey asked for clarification regarding the fire department memo on alternate means of water supply.

Mr. Nelson Bauer explained Chief Darby has approved an alternate means of water supply due to the void in the water system and cost related to installing. He stated their ISO rating could be affected which may affect insurance rates

Chairman Burkle stated it needs to be noted and the Home Owners Association needs to let home owners know their insurance ratings could be affected. He stated if the property were ever annexed into the City limits it would affect the City's ISO rating.

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Commissioner Hellmich explained an evaluation is done on property before it is annexed into the City and the water situation would be a part of the evaluation.

Mr. Bauer explained the fire department does have a tanker truck with a drop tank in close proximity. He stated the International Fire Code states a water tanker and other alternatives are allowable and they are used on a case by case basis.

Ms. Miriam Boutwell explained the lot sizes have been enlarged to meet the Baldwin County requirements for lot size connecting to septic tanks.

Commissioner Hellmich voted to approve the requested preliminary. Commissioner Abrams seconded the motion. All Commissioners voted aye.

Motion to approve the requested preliminary passes.

3. Twenty-Twenty Subdivision-Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Twenty-Twenty Subdivision which consists of 19.34+/- acres and 7 lots. Property is located south of County Rd. 20 (aka Miflin Rd.) at Juniper St. Applicant is 2020, LLC.

Chairman Burkle read the fire department memo regarding access.

Mr. Nelson Bauer stated he has discussed with the applicant multi-family projects having more than 100 units shall be equipped with two separate and approved fire apparatus access roads. He explained there is an exception for projects having up to 200 units `may have a single approved fire apparatus access road when all buildings are sprinkled, projects having more than 200 units shall provide two separate approved fire apparatus access roads regardless of whether they are sprinkled.

Mr. Jim Brown stated they are working with Mr. Bauer and have agreed to give him the temporary access and any permanent access needed.

Mr. Chad Christian stated if the roads are going to be made public the City will need right of way for any cul-de-sacs or hammerheads.

Vice Chairman Hinesley asked if a turn lane was required.

Mr. Christian stated the traffic engineers study looked at a contingency if Juniper St. is extended to the south and reported the drive closest to S. Juniper St. should be closed and the full access drive should be change to a right-in/right-out drive way if the street is extended and the City asks.

Mr. Brown stated they could do the right in right out on the west lot but need to keep the center lot access.

Commissioner Hellmich stated those requirements are only if Juniper Street is extended and asked if those requirements could be addressed at that time.

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Mr. Christian answered yes it can be addressed at that time. He stated the detention size may possibly be decreased or increased once they get into the final design. He explained a drainage easement has been added for maintenance of the ditch located on the west side of the property. Commissioner Rouzie stated it is imperative to have some type of access road or coordinated access on County Road 20.

Mr. Brown explained they have agreed to work with Mr. Bauer on fire department requirements. He stated they will work with Mr. Christian with doing a right in right out as long as they have another entrance if Juniper St. is extended.

Commissioner Hellmich made a motion to approve the request with the traffic study being on record and fire department requirements being met. Vice-Chairman Hinesley seconded the motion. Commissioner Watkins abstained. All other Commissioners voted aye.

Motion to approve the requested preliminary with the traffic study being on record and fire department requirements being met passes.

4. Ethos Subdivision-Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Ethos Subdivision which consists of 26.76+/- acres and 101 lots. Property is located south of Michigan Ave. between Pecan St. and Doc McDuffie Rd. Applicant is DR Horton Inc-Birmingham.

Mr. Steve Pumphrey stated there has been a slight change in the plans that were previously submitted at work session. He explained the phasing line has changed to include a turnaround and removal of an improperly located gas line.

Mr. Christian stated they have submitted plans and staff are reviewing. He explained there may be a need for an easement between lots to move water and more will be known once they get into the final drainage lay out.

Chairman Burkle stated lots 12, 13, 14 are a wet area.

Mr. Christian stated those lots may need easements to bring the water to the front of the development.

Mr. Pumphrey stated they will work with Mr. Christian to meet the requirements.

Commissioner Rouzie made a motion to approve the requested preliminary. Commissioner Abrams seconded the motion. Commissioner Watkins abstained. All other Commissioners voted aye.

Motion to approve the requested preliminary passes.

Neighboring property owner stated he has concerns regarding drainage at Juniper and Doc McDuffie. He told Mr. Pumphrey about several wet areas and irrigation location.

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Commissioner Hellmich stated the development may help with the flooding problems. He explained the water will be redirected to the two ponds that will be located within the subdivision.

Commissioners discussed concerns regarding access off of County Rd. 20 and the need for a service road or some type of shared access.

Ms. Boutwell explained they City has received a grant for an update to the comprehensive plan. She stated one of the areas of concentration will be traffic in this area.

ADJOURN

Vice-Chairman Hinesley made a motion to adjourn at 6:17 p.m. Commissioner Rouzie seconded the motion. All Commissioners voted aye.