

PLANNING COMMISSION MEETING MINUTES

June 21, 2017 (Council Chambers) 5:30 P.M.

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The City of Foley Planning Commission held a regular scheduled meeting on June 21, 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, Jeff Rouzie, Phillip Hinesley, Wes Abrams, and Calvin Hare. Absent members were: Roderick Burkle and Sue Steigerwald. Staff present were: Miriam Boutwell, City Planner; Chad Christian, City Engineer, and Melissa Ringler, Recording Secretary.

Vice-Chairman Hinesley called the meeting to order at 5:30 p.m.

MINUTES:

Approval of the May 10, 2017 and May 17, 2017 meeting minutes.

Commissioner Abrams made a motion to approve the May 10, 2017 and May 17, 2017 meeting minutes. Commissioner Hellmich seconded the motion. All Commissioners voted aye.

Motion to approve the May 10, 2017 and May 17, 2017 meeting minutes passes.

Vice-Chairman Hinesley recessed the regular meeting and opened the public hearing.

PUBLIC HEARING:

1. Legislative Annexation- Request for Pre-zoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the pre-zoning of multiple parcels located north and south of Keller road.

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

2. *Charter Landing, Inc. Development Subdivision-Request for Preliminary & Final

The City of Foley Planning Commission has received a request for preliminary and final approval of Charter Landing Inc Development Subdivision which consists of 78.55+/- acres and 7 lots. Property is located N. of County Rd. 12S and W. of County Rd. 65. and is in the City of Foley Extra-Territorial Jurisdiction. Applicant is Ken Montgomery.

Vice-Chairman Hinesley asked if there were any members of the public to speak on this item.

Mr. Mark Kaiser representative for George Kaiser and sons explained they had concerns about the lots being accessed off of Kaiser Road. He explained Kaiser Road is a dirt road used mainly for farming equipment and cannot handle excess traffic.

Mr. Ken Montgomery explained all of the lots will have access off of County Road 65.

3. Resubdivision of Lots 23 thru 38 Block G, Wilson Addition- Request for Minor Subdivision

The City of Foley Planning Commission has received a request for approval of the Re-Subdivision of Lots 23 thru 38 Block G, Wilson Addition, a minor subdivision which consists of 1.13+/- acres and 4 lots. Property is located south of Peachtree Ave. between Pine & Sinclair St. Applicant is Lori C. Davis.

Note: *Denotes property located in the Planning Jurisdiction

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Vice-Chairman Hinesley asked if there were any members of the public to speak on this item. There were none. He stated there was a written comment that was received and given to all Commissioners.

4. Re-Subdivision of Lot 2, SW Commercial Park-Request for Minor Subdivision

The City of Foley Planning Commission has received a request for approval of the Re-Subdivision of Lot 2, SW Commercial Park, a minor subdivision which consists of 4.7+/- acres and 3 lots. Property is located E. of the Foley Beach Express and N. of US Hwy 98. Applicant is Betty Walker.

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

Vice-Chairman Hinesley adjourned the public hearing and reconvened the regular meeting.

NEW BUSINESS:

1. Legislative Annexation- Request for Pre-zoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the pre-zoning of multiple parcels located north and south of Keller road.

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

Motion to recommend the requested pre-zoning to Mayor and Council passes.

2. *Charter Landing, Inc. Development Subdivision-Request for Preliminary & Final

The City of Foley Planning Commission has received a request for preliminary and final approval of Charter Landing Inc Development Subdivision which consists of 78.55+/- acres and 7 lots. Property is located N. of County Rd. 12S and W. of County Rd. 65. and is in the City of Foley Extra-Territorial Jurisdiction. Applicant is Ken Montgomery.

Commissioner Watkins made a motion to approve the requested preliminary and final. Commissioner Abrams seconded the motion.

Vice-Chairman Hinesley stated at work session there was discussion regarding contacting Baldwin County about a possible decel lane on County Road 65 due to uses that may generate heavy traffic.

Mr. Montgomery stated he is unsure of the uses at this time.

Ms. Miriam Boutwell explained they will have to meet Baldwin County regulations which may require a traffic analysis if the density is high.

All Commissioners voted aye.

Motion to approve the requested preliminary and final passes.

3. Resubdivision of Lots 23 thru 38 Block G, Wilson Addition- Request for Minor Subdivision

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The City of Foley Planning Commission has received a request for approval of the Re-Subdivision of Lots 23 thru 38 Block G, Wilson Addition, a minor subdivision which consists of 1.13+/- acres and 4 lots. Property is located south of Peachtree Ave. between Pine & Sinclair St. Applicant is Lori C. Davis.

Commissioner Hellmich made a motion to approve the requested minor subdivision. Commissioner Abrams seconded the motion. All Commissioners voted aye.

Commissioner Hellmich stated he knows there were some questions about the request. He explained the request is meeting all requirements.

Vice-Chairman Hinesley stated the current zone does allow duplexes.

All Commissioners voted aye.

Motion to approve the requested minor subdivision passes.

4. Re-Subdivision of Lot 2, SW Commercial Park-Request for Minor Subdivision

The City of Foley Planning Commission has received a request for approval of the Re-Subdivision of Lot 2, SW Commercial Park, a minor subdivision which consists of 4.7+/- acres and 3 lots. Property is located E. of the Foley Beach Express and N. of US Hwy 98. Applicant is Betty Walker.

Commissioner Rouzie made a motion to approve the requested minor subdivision. Commissioner Hellmich seconded the motion. All Commissioners voted aye.

Motion to approve the requested minor subdivision passes.

ADJOURN

Commissioner Hellmich made a motion to adjourn at 5:44 p.m. Commissioner Abrams seconded the motion.