

PLANNING COMMISSION MEETING MINUTES
December 14, 2016 (Council Chambers) 5:30 P.M.

Page 1 of 2

The City of Foley Planning Commission held a regular scheduled meeting on December 14, 2016 in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Ralph Hellmich, Roderick Burkle, Wes Abrams, Sue Steigerwald and Chad Watkins. Absent members were: Calvin Hare, Phillip Hinesley, and Jeff Rouzie. Staff present were Miriam Boutwell, City Planner; Chad Christian, City Engineer and Melissa Ringler, Recording Secretary.

Chairman Burkle called the meeting to order at 5:35 p.m.

MINUTES:

Approval of the November 9, 2016 and November 16, 2016 minutes

Commissioner Hellmich made a motion to approve the November 9, 2016 and November 16, 2016 meeting minutes. Commissioner Abrams seconded the motion. All Commissioners voted aye.

Motion to approve the November 9, 2016 and November 16, 2016 meeting minutes passes.

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

PUBLIC HEARING:

1. Sherwood Phase 1B - Request for Preliminary & Final

The City of Foley Planning Commission has received a request for preliminary and final approval of Sherwood Phase 1B, which consists of 5 lots on 1.76 +/- acres. Property is located on the west side of Hickory St., between Michigan Ave. and County Rd. 20. Applicant is S. Hickory, Inc.

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. Sherwood Phase 1B - Request for Preliminary & Final

The City of Foley Planning Commission has received a request for preliminary and final approval of Sherwood Phase 1B, which consists of 5 lots on 1.76 +/- acres. Property is located on the west side of Hickory St., between Michigan Ave. and County Rd. 20. Applicant is S. Hickory, Inc.

Commissioner Hellmich made a motion to approve the request preliminary and final. Commissioner Abrams seconded the motion.

Commissioner Hellmich asked if once the development exceeds the 79 lots if a new traffic study would be needed.

Mr. Chad Christian stated they would need to amend the traffic study. He stated the lots should have been shown on the original plans when the retention pond was moved.

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December 14, 2016 (Council Chambers) 5:30 P.M.

Page 2 of 2

Chairman Burkle stated the Commission was told this area would not be lots and would be left as open green space.

Mr. Christian stated the public needs to understand this area will be lots and they will be looking at someone's back yard rather than a common area or pond.

Commissioner Hellmich stated he had received an email from a concerned citizen asking who would be maintaining the retention pond since it is to be located in their back yard. He explained he has forwarded the email to Leslie and Chad and the retention area will be placed on an inspection list.

Chairman Burkle voted nay, all other Commissioners voted aye.

Motion to approve the requested preliminary and final passes.

Mr. Will Miller stated there are some changes to phase 2 and when those changes are submitted he wanted to know if they should allow for a 15' easement at the very north point to allow access for maintenance to the retention area.

Commissioner Hellmich stated he felt the addition of the access easement would be an asset to the Home Owners Association and asked if it would be added in Phase 2.

Mr. Miller stated they maybe amending phase 2 and it would be in those amendments. He asked Mr. Abrams if he felt the 15' would be adequate enough space for maintenance access.

Commissioner Abrams stated the 15' would be enough space for access for maintenance equipment.

2 Adoption of By-Laws for 2017 Calendar Year

Commissioner Abrams made a motion to adopt the by-laws for the 2017 calendar year. Commissioner Steigerwald seconded the motion. All Commissioners voted aye.

Motion to adopt the by-laws for the 2017 calendar year passes.

3 Election of Officers for the 2017 Calendar Year

Commissioner Hellmich made a motion to re-elect Roddy Burkle as Chairman and Phillip Hinesley as Vice-Chairman for the 2017 calendar year. Commissioner Steigerwald seconded the motion. All Commissioners voted aye.

Motion to re-elect Roddy Burkle as Chairman and Phillip Hinesley as Vice-Chairman for the 2017 calendar year.

ADJOURN

Meeting adjourned at 5:45 p.m.

Note: *Denotes property located in the Planning Jurisdiction