

**PLANNING COMMISSION MEETING MINUTES**  
**March 15, 2017 (Council Chambers City Hall) 5:30 P.M.**

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The City of Foley Planning Commission held a meeting on March 15, 2017 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Chad Watkins, Jeff Rouzie, Phillip Hinesley, Roderick Burkle, Wes Abrams, Calvin Hare, and Sue Steigerwald. Absent member was Ralph Hellmich. Staff present were: Miriam Boutwell, City Planner; Chad Christian, City Engineer; and Melissa Ringler, Recording Secretary.

Chairman Burkle called the meeting to order at 5:30 p.m.

**MINUTES:**

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

Vice-Chairman Hinelsey made a motion to approve the February 8, 2017 and February 15, 2017 meeting minutes. Commissioner Rouzie seconded the motion. All Commissioners voted aye.

**Motion to approve the February 8, 2017 and February 15, 2017 meeting minutes passes.**

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

**PUBLIC HEARING:**

**1. \*Hidden Lakes Phase II- Request for Preliminary Approval**

The City of Foley Planning Commission has received a request for preliminary approval of Hidden Lakes Phase II Subdivision which consists of 36+/- acres and 139 lots. Property is located at the southeast corner of County Rd. 16 and Bon View Rd. and is in the City of Foley Extra-Territorial Jurisdiction. Applicant is DR Horton.

Ms. Freddie Massey resident of 17077 County Road 16 stated she has lived at her residence since 1993 and there is a big problem with drainage in the area. She explained she has contacted the Baldwin County Commissioners and Highway Department regarding the issues. She stated every once in a while someone will come out and clean the ditches which she feels is not correcting the problem but just putting a band-aid on the issue.

Chairman Burkle explained all concerns will be addressed after the public hearing.

Mr. Dale Torrence resident of 2453 S. Hickory Street asked if the water from phase II will be routed through the pipe that is located on Mr. Davis's farm. He asked how the lots will be shaped and if the water will come off the lots and go onto the road way.

Mr. Charles Davis stated the ditches that hold the water drain down and merge onto his property which washes out the area. He stated Bon View Rd. traffic is increasing and asked if there are any plans to pave the road.

**2. \*Rivers Edge Phase II- Request for Preliminary Approval**

The City of Foley Planning Commission has received a request for preliminary approval of Rivers Edge Phase II Subdivision which consists of 40.1+/- acres and 19 lots. The applicant is also requesting a deviation for sidewalks, valley gutters and street lighting requirements. Property is located off River Rd. and Hideaway Dr. and is in the City of Foley Extra-Territorial Jurisdiction. Applicant is River 53, LLC.

Note: \*Denotes property located in the Planning Jurisdiction

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

### **3. Foley Farmers Market-Request for Re-Zoning**

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the re-zoning of 34.95+/- acres. Property is currently zoned B-1A (Extended Business District) proposed zoning is PDD (Planned Development District). Property is located on the east side of Juniper St., north of County Rd. 20 (aka Miflin Rd.) Applicant is the City of Foley.

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

### **4. Sportstown Village Subdivision Phase I- Request for Minor Subdivision**

The City of Foley Planning Commission has received a request for approval of Sportstown Village Subdivision Phase I, a minor subdivision which consists of 1 lot on 11.4 +/- acres. Property is located east of Juniper St., north of County Rd. 20 (aka Miflin Rd.). Applicant is the City of Foley.

Mr. Troy Barrett stated he owns a business located at 2919 S. Juniper St. He explained there was recently a culvert added near his property which is a low area and is causing water to bleed over onto his property. He explained he wants to make sure the developer will be taking care of their own water runoff and not causing problems on his property.

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

## **NEW BUSINESS:**

### **1. \*Hidden Lakes Phase II- Request for Preliminary Approval**

The City of Foley Planning Commission has received a request for preliminary approval of Hidden Lakes Phase II Subdivision which consists of 36+/- acres and 139 lots. Property is located at the southeast corner of County Rd. 16 and Bon View Rd. and is in the City of Foley Extra-Territorial Jurisdiction. Applicant is DR Horton.

Mr. Chad Christian stated if any modifications are done in phase 1 they will need to stabilize all the bare ground areas around the perimeter of the lake.

Mr. Barry Dees explained they will be utilizing the existing structure pipe. He explained phase I was a low area and 7 feet of dirt had to be brought in to capture the water into the first pond. He stated they will be bringing in 7 feet of dirt for phase II and directing the water to the pond which will come to the pipe and go down the ditch. He stated they will meet the 100 year storm water requirements per the City of Foley's regulations which they are meeting based on calculations. He explained Bon View Road will be paved up to the second entrance as Baldwin County has requested.

Chairman Burkle asked how much of Bon View Road will remain unpaved.

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Residents stated it would be about a half mile remaining unpaved if they are paving up to the second entrance.

Mr. Tom Daniels resident of 17225B County Road 10 stated they currently have a lot of problems with drainage. He explained if they are already having problems he is concerned the drainage pipe will not be able to handle twice as much water.

Mr. Dees stated he did notice some issues with overgrowth in the ditch to the south of County Road 10 which may be causing some of the neighboring property owner's drainage problems. He stated he would be glad to meet with any of the residents and see if there is anything he can do to help them with the drainage situation or answer any questions they may have. He stated the redirection of the water into the pipe should help or alleviate some of the neighboring property owner's drainage issues.

Vice-Chairman Hinesley made a motion to approve the requested preliminary approval. Commissioner Abrams seconded the motion.

Mr. Christian stated the timing for the added turn lane recommendation by the traffic study after the completion of phase II needs to be noted in the minutes.

Mr. Dees explained the traffic study made a recommendation that the intersections be reassessed near the completion of phase II to determine if turn lanes are warranted. He stated the survey did not say a turn lane needed to be added.

All Commissioners voted aye.

**Motion to approve the requested preliminary approval passes.**

**2. \*Rivers Edge Phase II- Request for Preliminary Approval**

The City of Foley Planning Commission has received a request for preliminary approval of Rivers Edge Phase II Subdivision which consists of 40.1+/- acres and 19 lots. The applicant is also requesting a deviation for sidewalks, valley gutters and street lighting requirements. Property is located off River Rd. and Hideaway Dr. and is in the City of Foley Extra-Territorial Jurisdiction. Applicant is River 53, LLC.

Commissioner Abrams stated at work session there was discussion regarding power being overhead with secondary power being underground.

Mr. Jeremy Taylor explained a note would be added to the plat and deeds stating underground secondary power is required.

Chairman Burkle stated the applicant has requested deviations for valley gutters, sidewalks and street lighting. He explained he is not in favor of the street light deviation due to safety issues.

Mr. Taylor stated they would like to install lighting on the utility poles as a means of street lighting if allowed.

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Chairman Burkle stated utility pole lighting will be ok as long as it meets the City's regulation.

Commissioner Abrams made a motion to approve the requested preliminary approval with the deviations of valley gutter, sidewalk requirements and with overhead power and all secondary power to be underground. Commissioner Steigerwald seconded the motion. All Commissioners voted aye.

**Motion to approve the requested preliminary approval with the deviations of valley gutter, sidewalk requirements and with overhead power and all secondary power to be underground passes.**

### **3. Foley Farmers Market-Request for Re-Zoning**

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the re-zoning of 34.95+/- acres. Property is currently zoned B-1A (Extended Business District) proposed zoning is PDD (Planned Development District). Property is located on the east side of Juniper St., north of County Rd. 20 (aka Miflin Rd.) Applicant is the City of Foley.

Vice-Chairman Hinesley made a motion to recommend the requested rezoning to Mayor and Council. Commissioner Hare seconded the motion. Commissioner Steigerwald and Commissioner Watkins abstained, all other Commissioners voted aye.

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

### **4. Sportstown Village Subdivision Phase I- Request for Minor Subdivision**

The City of Foley Planning Commission has received a request for approval of Sportstown Village Subdivision Phase I, a minor subdivision which consists of 1 lot on 11.4 +/- acres. Property is located east of Juniper St., north of County Rd. 20 (aka Miflin Rd.). Applicant is the City of Foley.

Commissioner Rouzie asked the acreage of the parcel.

Mr. Ercil Godwin explained the lot size has changed a little due to right of way. He stated he did clarify the new lot size with the attorney. He stated as far as the drainage issues the only culvert he knew that was added when the trolley route was designed was in a naturally low area by the bowling alley. He explained the future development will have to deal with their detention and be required to detain on site.

Mr. Barrett stated there is a pipe on the south side that cannot drain due to a berm.

Mr. Christian stated he has spoken with the design consultants regarding this area. He explained it was designed to soak the water into the ground which is being done on the north side but not working on the south side.

Mr. Barrett stated he just wanted to make sure the City is aware of the issues and this area is built up so they do not shed water onto his property.

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Commissioner Abrams made a motion to approve the requested minor subdivision. Commissioner Hare seconded the motion. Commissioner Watkins abstained, all other Commissioners voted aye.

**Motion to approve the requested minor subdivision passes.**

**ADJOURN**

Meeting adjourned at 6:05 p.m.