

PLANNING COMMISSION MEETING MINUTES
February 21, 2018 (Council Chambers) 5:30 P.M.

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The City of Foley Planning Commission held a meeting on February 21, 2018 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Ame Wilters, Ralph Hellmich, Phillip Hinesley, Wes Abrams, Sue Steigerwald, Chad Watkins and Cindy Hamrick. Absent members were Calvin Hare and Roderick Burkle.

Staff present were: Miriam Boutwell, City Planner; Chad Christian, City Engineer; Amanda Cole, Planning and Zoning Assistant; and Melissa Ringler, Recording Secretary.

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

MINUTES:

Approval of the January 10, 2018 and January 17, 2018 meeting minutes.

Commissioner Hellmich made a motion to approve the January 10, 2018 and January 17, 2018 meeting minutes. Commissioner Abrams seconded the motion. All Commissioners voted aye.

Motion to approve the January 10, 2018 and January 17, 2018 meeting minutes passes.

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

PUBLIC HEARING:

1. Lafayette Place- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Lafayette Place which consists of 26.72+/- acres and 52 lots. Property is located east of Hickory St., south of Michigan Ave. Applicant is Guidry Land Development.

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

2. *Majestic Manor- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Majestic Manor Subdivision which consists of 33.86 +/- acres and 111 lots. Property is located at the SW corner of Co. Rd. 20 and Hickory St. and is located in the City of Foley Extra Territorial Jurisdiction. Applicant is Guidry Land Development.

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

3. *Carver Lane Subdivision- Request for Minor Subdivision

The City of Foley Planning Commission has received a request for Carver Lane Subdivision, a minor subdivision which consists of 10.2+/- acres and 3 lots. Property is located at the NE corner of County Rd. 71 and Carver Lane and is located in the City of Foley Extra Territorial Jurisdiction. Applicant is Stephanie Dorman.

Neighboring resident asked if this was an existing subdivision.

Note: *Denotes property located in the Planning Jurisdiction

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Ms. Miriam Boutwell explained the subdivision is for 10.2 acres which is being subdivided into 3 lots with each lot being approximately between 2 and 3 acres.

Neighboring resident asked if there was any information on the proposed use.

Ms. Boutwell stated the use was not provided and explained the property is located in Baldwin County and is unzoned.

4. Peachtree Subdivision- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Peachtree Subdivision which consists of 24 +/- acres and 53 lots. Property is located at the NW corner of Juniper St. and Peachtree Ave. Applicant is MB Properties and Investments, LLC.

Neighboring resident asked if the zoning for the property has been approved.

Ms. Miriam Boutwell stated the R-1B zoning was approved.

Mr. Ercil Godwin with Sawgrass Consulting explained once into the designing phase there were some modification made to the conceptual plan that was previously presented with the rezoning request. He explained there is more retention area and the green space originally in the center was removed in order to provide buffers around the perimeter.

5. Subdivision Regulations- Proposed Amendments

Miriam developers that submit go thru engineering to get storm water retention first and environmental code of al doesn't require final plat to come before pc so we are making that staff approved now
Preliminary will not change will have opportunity

Commissioner Hellmich explained the steps for preliminary and final approval. He stated the changes should eliminate some of the request to come before the Commission multiple times.

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

NEW BUSINESS:

1. Waycaster & Associates Architects/CubeSmart- Request for Site Plan Approval

The City of Foley Planning Commission has received a request for site plan approval of CubeSmart. Property is located on the east side of State Hwy 59, south of CR 20. Applicant is Waycaster & Associates Architects.

Commissioner Hellmich made a motion to approve the requested site plan as presented. Commissioner Abrams seconded the motion. All Commissioners voted aye.

Motion to approve the requested site plan as presented passes.

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2. Lafayette Place- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Lafayette Place which consists of 26.72+/- acres and 52 lots. Property is located east of Hickory St., south of Michigan Ave. Applicant is Guidry Land Development.

Commissioner Hellmich made a motion to approve the requested preliminary approval as presented. Commissioner Wilters second the motion. All Commissioners voted aye.

Motion to approve the requested preliminary approval as presented passes.

3. *Majestic Manor- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Majestic Manor Subdivision which consists of 33.86 +/- acres and 111 lots. Property is located at the SW corner of Co. Rd. 20 and Hickory St. and is located in the City of Foley Extra Territorial Jurisdiction. Applicant is Guidry Land Development.

Commissioner Watkins made a motion to approve the requested preliminary as presented. Commissioner Abrams seconded the motion.

Commissioner Hellmich stated they have left an 80' right of way on the north side of the property which should be adequate if the road is ever widened.

All Commissioners voted aye.

Motion to approve the requested preliminary as presented passes.

4. *Carver Lane Subdivision- Request for Minor Subdivision

The City of Foley Planning Commission has received a request for Carver Lane Subdivision, a minor subdivision which consists of 10.2+/- acres and 3 lots. Property is located at the NE corner of County Rd. 71 and Carver Lane and is located in the City of Foley Extra Territorial Jurisdiction. Applicant is Stephanie Dorman.

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

Motion to approve the requested minor subdivision passes.

5. Peachtree Subdivision- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Peachtree Subdivision which consists of 24 +/- acres and 53 lots. Property is located at the NW corner of Juniper St. and Peachtree Ave. Applicant is MB Properties and Investments, LLC.

Commissioner Hellmich made a motion to approve the requested preliminary approval. Commissioner Wilters seconded the motion.

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Commissioner Hellmich stated the request is meeting the City's design requirements. He explained there was a compromise on the rezoning of the property and the developer has agreed to the requested buffer.

All Commissioners voted aye.

Motion to approve the requested preliminary approval passes.

6. Subdivision Regulations- Proposed Amendments

Vice-Chairman Hinesley stated the amendments were discussed at work session.

Commissioner Hellmich made a motion to approve the proposed Subdivision Regulation amendments. Commissioner Steigerwald seconded the motion.

Commissioner Hellmich asked if the amendments would be brought before the City Council.

Ms. Boutwell explained the amendments will have to be published and they we be put on the Council agenda for a resolution.

All Commissioners voted aye.

Motion to approve the proposed Subdivision Regulation amendments passes.

ADJOURN

Meeting adjourned at 5:50 p.m.