

**PLANNING COMMISSION MEETING MINUTES**  
**December 13, 2017 (Council Chambers) 5:30 P.M.**

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The City of Foley Planning Commission held a meeting on December 13, 2017 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Chad Watkins, Ame Wilters, Ralph Hellmich, Phillip Hinesley, Roderick Burkle, Wes Abrams, Sue Steigerwald, Calvin Hare and Cindy Hamrick. Staff present were: Miriam Boutwell, City Planner; Chad Christian, City Engineer; Amanda Cole, Planning and Zoning Assistant; and Melissa Ringler Recording Secretary.

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

**MINUTES:**

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

Vice-Chairman Hinesley made a motion to approve the November 8, 2017 and November 15, 2017 meeting minutes. All Commissioners voted aye.

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

**PUBLIC HEARING:**

**1. Parkview RV Community LLC./Jim Brown- Request for Re-Zoning**

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 8.8+/- acres. Property is currently zoned PUD (Planned Unit Development) proposed zoning is PUD (Planned Unit Development). Property is located south of County Rd. 20 (aka Mifflin Rd.), east of James Road. Applicant is Parkview RV Community LLC./Jim Brown.

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

**2. Hidden Lakes Phase II- Request for Preliminary**

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 135 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.

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

**3. Riviera Plaza, LLC.- Request for Rezoning**

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 2.13+/- acres. Property is currently zoned PDD (Planned Development District) proposed zoning is B-1A (Extended Business District). Property is located east of Hwy. 59, south of County Rd. 20 (aka Mifflin Rd.). Applicant is Riviera Plaza, LLC.

Mr. Gary Rogers resident of 147 Meadow Run Loop explained he is a retired City Manager and Planner and received a notice regarding the rezoning of the 19+/- acres. He stated he saw on the agenda the acreage has been changed to 2.13+/- . He stated normally a commercial zone is not

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compatible with residential. He explained he has concerns since there is no plan being submitted to show the use, drainage or lighting which could all pose an issue.

Chairman Burkle explained the applicant had originally requested to rezone the 19+/- acres but has changed the request to rezone only the front 2.13+/- acres.

Mr. Rogers stated that does address his concerns.

Commissioner Hellmich stated when the property was rezoned to a PDD there was extensive discussion. He stated if they wish to rezone the back portion or change the PDD they will have to come back before the Commission.

Mr. Rogers stated the fact that a PDD would come in with a plan and the Commission would be reviewing makes him more comfortable.

**4. BC Foley Plat 4, Resub of Lot 4-B, BC Foley Plat 3- Request for Preliminary & Final**

The City of Foley Planning Commission has received a request for preliminary and final approval of BC Foley Plat 4, resubdivision of Lot 4-B, BC Foley Plat 3 which consists of 99.60+/- acres and 8 lots. Property is located at the northwest corner of County Rd.20 (aka Miflin Rd.) and Foley Beach Express. Applicant is Foley Holdings LLC.

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

**NEW BUSINESS:**

**1. Parkview RV Community LLC./Jim Brown- Request for Re-Zoning**

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 8.8+/- acres. Property is currently zoned PUD (Planned Unit Development) proposed zoning is PUD (Planned Unit Development). Property is located south of County Rd. 20 (aka Miflin Rd.), east of James Road. Applicant is Parkview RV Community LLC./Jim Brown.

Commissioner Hellmich made a motion to recommend the requested rezoning to Mayor and Council which is being done to add 2 additional lots. Commissioner Wilters seconded the motion. All Commissioners voted aye.

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

**2. Hidden Lakes Phase II- Request for Preliminary**

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 135 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.

Chairman Burkle stated there was communication that was received from a citizen requesting no access off of Bon View Rd. which has already been taken care of.

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Commissioner Hellmich made a motion to approve the preliminary as requested. Commissioner Abrams seconded the motion. Commissioner Watkins abstained, all other Commissioners voted aye.

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

**3. Riviera Plaza, LLC.- Request for Rezoning**

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 2.13+/- acres. Property is currently zoned PDD (Planned Development District) proposed zoning is B-1A (Extended Business District). Property is located east of Hwy. 59, south of County Rd. 20 (aka Mifflin Rd.). Applicant is Riviera Plaza, LLC.

Vice-Chairman Hinesley made a motion to recommend to Mayor and Council the rezoning of 2.13+/- acres as requested. Commissioner Wilters seconded the motion.

Commissioner Hellmich stated a very good discussion regarding the rezoning was had at the work session meeting. He stated a PDD has a plan with more control and asked that the applicant keep the adjacent property owners in mind when changes are made in the future.

Vice-Chairman Hinesley made a motion to recommend to Mayor and Council the rezoning of 2.13+/- acres as requested. Commissioner Wilters seconded the motion. All Commissioners voted aye.

**Motion to recommend to Mayor and Council the rezoning of 2.13+/- acres as requested passes.**

**4. BC Foley Plat 4, Resub of Lot 4-B, BC Foley Plat 3- Request for Preliminary & Final**

The City of Foley Planning Commission has received a request for preliminary and final approval of BC Foley Plat 4, resubdivision of Lot 4-B, BC Foley Plat 3 which consists of 99.60+/- acres and 8 lots. Property is located at the northwest corner of County Rd.20 (aka Mifflin Rd.) and Foley Beach Express. Applicant is Foley Holdings LLC.

Commissioner Abrams made a motion to approve the requested preliminary and final. Commissioner Steigerwald seconded the motion. Commissioner Hellmich abstained, all other Commissioners voted aye.

**Motion to approve the requested preliminary and final passes.**

**5. Adoption of By-Laws for the 2018 Calendar Year**

Commissioner Hellmich made a motion to adopt the by-laws for the 2018 calendar year. Commissioner Hinesley seconded the motion. All Commissioners voted aye.

**Motion to adopt the by-laws for the 2018 calendar year passes.**

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**6. Election of Officers for the 2018 Calendar Year**

Commissioner Hare made a motion to nominate that the Chairman and Vice-Chairman stand as they currently are today. Commissioner Wilters seconded the motion. All Commissioners voted aye.

**Motion to nominate Roderick Burkle as Chairman and Phillip Hinesley as Vice-Chairman passes.**

**ADJOURN**

Meeting adjourned at 5:45 p.m.