

**PLANNING COMMISSION MEETING MINUTES**  
**August 15, 2018 (City Hall Council Chambers) 5:30 P.M.**

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The City of Foley Planning Commission held a meeting on August 15, 2018 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Cindy Hamrick, Ame Wilters, Chad Watkins, Ralph Hellmich, Phillip Hinesley, Wes Abrams, Calvin Hare, Sue Steigerwald, and Gary Rogers. Staff present were: Miriam Boutwell, City Planner; Chad Christian, City Engineer; Amanda Cole, Planning and Zoning Assistant; and Melissa Ringler, Recording Secretary.

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

**MINUTES:**

Approval of the July 11, 2018 and July 18, 2018 meeting minutes.

Commissioner Abrams made a motion to approve the July 11, 2018 and July 18, 2018 meeting minutes. Commissioner Hamrick seconded the motion. All Commissioners voted aye.

Motion to approve the July 11, 2018 and July 18, 2018 meeting minute's passes.

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

**PUBLIC HEARING:**

**1. Primland Townhomes- Request for Minor Subdivision**

The City of Foley Planning Commission has received a request for approval of Primland Townhomes, a minor subdivision which consists of 61.35 +/- acres and 2 lots. Property is located S of County Rd. 12 and E of Wolf Bay Dr. Applicant is Hutchison, Moore & Rauch, LLC.

Ms. Miriam Boutwell presented the item and explained the subdivision is being done to cut out the conservation easement and town home area.

Mr. Scott Hutchinson with Hutchinson, Moore & Rauch explained they are requesting a two lot subdivision to create a lot for the conservation easement and a lot for the town homes.

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

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

**NEW BUSINESS:**

**1. Jim Brown/Mini Golf-Request for Site Plan Review**

The City of Foley Planning Commission has received a request for a site plan review for a Mini Golf to be located S of County Rd. 20 and W of James Rd. Applicant is Jim Brown.

Commissioner Hellmich made a motion to approve the proposed site plan review. Commissioner Wilters seconded the motion. All Commissioners voted aye.

**Motion to approve the proposed site plan review passes.**

Note: \*Denotes property located in the Planning Jurisdiction

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**2. Bluewater Design LLC- Request for PUD Modification**

The City of Foley Planning Commission has received a request for a PUD modification. Property is located N of County Rd. 20 and E of the Foley Beach Express. Applicant is Bluewater Design LLC.

Commissioner Abrams made a motion to approve the requested PUD modification. Commissioner Rogers seconded the motion. All Commissioners voted aye.

**Motion to approve the requested PUD modification passes.**

**3. Primland Townhomes- Request for Minor Subdivision**

The City of Foley Planning Commission has received a request for approval of Primland Townhomes, a minor subdivision which consists of 61.35 +/- acres and 2 lots. Property is located S of County Rd. 12 and E of Wolf Bay Dr. Applicant is Hutchison, Moore & Rauch, LLC.

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

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

**4. Burton Property Group- Bond**

Mr. Chad Christian explained the plat needs to be signed before the land swap can take place and in order to sign the plat the road must be complete. He explained the Burton Property Group is requesting to bond 100% of the road except for the portion ALDOT is contributing.

Commissioner Hellmich made a motion to accept the 100% bond with the contingency that the ALDOT contributing portion is not a part of the bond. Commissioner Abrams seconded the motion.

Commissioner Hellmich stated this is a unique circumstance in that the city is involved with the road construction.

All Commissioners voted aye.

**Motion to accept the 100% bond with the contingency that the ALDOT contributing portion is not a part of the bond passes.**

**ADJOURN**

Commissioner Watkins made a motion to adjourn at 5:36 p.m. Commissioner Abrams seconded the motion. All Commissioners voted aye.