

**PLANNING COMMISSION MEETING MINUTES
September 19, 2018 (City Hall Council Chambers) 5:30 P.M.**

Page 1 of 3

The City of Foley Planning Commission held a meeting on September 19, 2018 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Ame Wilters, Phillip Hinesley, Calvin Hare, Sue Steigerwald, and Gary Rogers. Absent members were: Cindy Hamrick, Ralph Hellmich, Chad Watkins and Wes Abrams. 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 5:33 p.m.

MINUTES:

Approval of the August 8, 2018 and August 15, 2018 meeting minutes.

Vice-Chairman Hare made a motion to approve the August 8, 2018 and August 15, 2018 meeting minutes. Commissioner Rogers seconded the motion. All Commissioners voted aye.

Motion to approve the August 8, 2018 and August 15, 2018 meeting minute's passes.

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

PUBLIC HEARING:

1. Ledgewick, Phase 2B- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Ledgewick Phase 2B which consists of 22.73 +/- acres and 52 lots. Property is located at the southeast corner of N. Pecan St. and Perfection Rd. Applicant is Magnolia Land Company.

Chairman Hinesley asked if there were any members of the public to speak on the item.

Ms. Valerie Dean resident of 116 Durby Lane and president of the Cambridge Park Home Owners Association asked if there would be another entrance into the subdivision other than Perfection Road.

Ms. Miriam Boutwell stated the plat shows an entrance on Perfection Rd. and Pecan St.

Ms. Dean asked if speed bumps could be added to the back entrance of Cambridge Park. She stated her concern is traffic coming off of County Road 28 to Perfection Road will use Durby Lane as a cut through. She explained currently when there are traffic issues on the Foley Beach Express they have noticed an increase of traffic coming through the subdivision.

Chairman Hinesley stated the request for a speed bump would have to go through City Council or the City Engineer. He stated the police department could possibly install a machine that flashes the speed limit and the rate of speed the driver is traveling to make drivers more aware of the speed limit in the area.

Mr. Chad Christian stated Council has been reluctant to add speed bump other than in alleys due to the possibility of someone hitting them and losing control. He stated typically they look more at traffic calming and increased enforcement.

Note: *Denotes property located in the Planning Jurisdiction

**PLANNING COMMISSION MEETING MINUTES
September 19, 2018 (City Hall Council Chambers) 5:30 P.M.**

Page 2 of 3

2. *Turnberry Crossing Phases 3 & 4- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Turnberry Crossing Phases 3 and 4 which consists of 19.04 +/- acres and 75 lots. Property is located south of County Rd. 20S, east of Hickory St. and is in the City of Foley Extra Territorial Jurisdiction. Applicant is Dewberry Engineers, Inc.

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

3. Cotton Bayou Development, LLC.- Request for Initial Zoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the initial zoning of 30 +/- acres being annexed into the corporate limits. Proposed zoning is R-1D (Residential Single Family). Property is located north of Pencarro Blvd. and east of County Rd. 65. Applicant is Cotton Bayou Development, LLC.

Chairman Hinelsey 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. Ledgewick, Phase 2B- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Ledgewick Phase 2B which consists of 22.73 +/- acres and 52 lots. Property is located at the southeast corner of N. Pecan St. and Perfection Rd. Applicant is Magnolia Land Company.

Commission Wilters made a motion to approve the requested preliminary. Vice Chairman Hare seconded the motion. All Commissioners voted aye.

Motion to approve the requested preliminary passes.

2. *Turnberry Crossing Phases 3 & 4- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Turnberry Crossing Phases 3 and 4 which consists of 19.04 +/- acres and 75 lots. Property is located south of County Rd. 20S, east of Hickory St. and is in the City of Foley Extra Territorial Jurisdiction. Applicant is Dewberry Engineers, Inc.

Commissioner Rogers made a motion to approve the requested preliminary. Commissioner Steigerwald seconded the motion. All Commissioners voted aye.

Motion to approve the requested preliminary passes.

3. Cotton Bayou Development, LLC.- Request for Initial Zoning

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**PLANNING COMMISSION MEETING MINUTES
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Page 3 of 3

Proposed zoning is R-1D (Residential Single Family). Property is located north of Pencarro Blvd. and east of County Rd. 65. Applicant is Cotton Bayou Development, LLC.

Commissioner Steigerwald stated the annexation will allow them to add another entrance into the Arbor Walk subdivision.

Vice-Chairman Hare made a motion to recommend the initial zoning to Mayor and Council. Commissioner Wilters seconded the motion. All Commissioners voted aye.

Motion to recommend the initial zoning to Mayor and Council passes.

4. Beach Express Storage, LLC.- Site Plan Review

The City of Foley Planning Commission has received a request for a site plan review for Beach Express Storage. Property is located at the NE corner of Foley Beach Express and Roscoe Road. Applicant is Beach Express Storage, LLC.

Commissioner Wilters made a motion to approve the requested site plan. Vice-Chairman Hare seconded the motion. All Commissioners voted aye.

Motion to approve the requested site plan passes.

5. Approval of ETJ Agreement

Ms. Boutwell stated the ETJ agreement has been in place for several years. She explained Baldwin County's attorney wanted to make some modifications to the language. She stated the ETJ area has not changed and the only changes were some legal language.

Commissioner Rogers made a motion to approve the Chairman signing the ETJ agreement. Vice-Chairman Hare seconded the motion. All Commissioners voted aye.

Motion to approve the Chairman signing the ETJ agreement passes.

ADJOURN

Commissioner Rogers made a motion to adjourn at 5:48 p.m. Commissioner Wilters seconded the motion. All Commissioners voted aye.

Motion to adjourn at 5:48 p.m. passes.