

PLANNING COMMISSION MEETING MINUTES
October 17, 2018 (City Hall Council Chambers) 5:30 P.M.

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The City of Foley Planning Commission held a meeting on October 17, 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, Sue Steigerwald, and Gary Rogers. Absent members were: Wes Abrams and Calvin Hare. 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 September 12, 2018 and September 19, 2018 meeting minutes.

Commissioner Hellmich made a motion to approve the September 12, 2018 and September 19, 2018 meeting minutes. Commissioner Wilters seconded the motion. All Commissioners voted aye.

Motion to approve the September 12, 2018 and September 19, 2018 meeting minute's passes.

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

PUBLIC HEARING:

1. Truland Homes, LLC.- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 2.09+/- acres. Property is currently zoned R-2 (Residential Single Family and Duplex) the proposed zoning is R-1D (Residential Single Family). Property is located on Briscoe Ct. Applicant is Truland Homes, LLC.

Ms. Miriam Boutwell explained the property is currently zoned R-2 and the requested zone is R-1D. She stated they previously rezoned a portion of the vacant lots to R-1D and have purchased 4 additional lots they are requesting to rezone.

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. Greystone Village- Request for Preliminary Extension

The City of Foley Planning Commission has received a request for a six month preliminary extension for Greystone Village. Property is located between US Hwy 98 and Charolais Rd., west of County Rd. 65. Applicant is Lucido Engineering & Surveying, LLC.

Mr. Vince Lucido stated the rainy summer has had an impact on the construction progress.

Ms. Boutwell stated the preliminary was brought back last year and is meeting city regulations.

Note: *Denotes property located in the Planning Jurisdiction

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Commissioner Hellmich made a motion to approve the requested 6 month extension. Commissioner Steigerwald seconded the motion.

Chairman Hinelsey stated he will be contacting the County Commissioner regarding the need for traffic improvements at the intersection of County Road 65 and Charolais Road. He explained the traffic has increase and there was recently a wreck which resulted in a fatality.

Commissioner Hellmich stated he has spoken with Commissioner Skip Gruber regarding the intersection and they are looking into improvements.

Commissioner Hellmich asked if the Subdivision Regulations require subdivisions to have sidewalks on both sides of the street. He stated it has been discussed at previous meetings and Council and the Mayor have given feedback they would like to make it a requirement.

Mr. Christian stated he would have to check the regulations. He explained the last few developed subdivisions have installed one side to get their bond amount and then have been added the other side.

Commissioner Watkins abstained, all other Commissioners voted aye.

Motion to approve the requested 6 month extension passes.

2. Truland Homes, LLC.- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 2.09+/- acres. Property is currently zoned R-2 (Residential Single Family and Duplex) the proposed zoning is R-1D (Residential Single Family). Property is located on Briscoe Ct. Applicant is Truland Homes, LLC.

Commissioner Steigerwald made a motion to recommend the requested rezoning to Mayor and Council. Commissioner Hamrick seconded the motion. Commissioner Watkins abstained, all other Commissioners voted aye.

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

3. Jack McCabe- Request for PUD Modification

The City of Foley Planning Commission has received a request for a PUD modification. The City of Foley Zoning Ordinance requires a 20' minimum rear yard setback. The developer zoned the property with a 35' minimum rear yard setback. The request is to modify the rear yard setback to 20'. Property is located at 9475 Lakeview Dr. Applicant is Jack McCabe.

Ms. Boutwell explained the request is meeting the Zoning Ordinance requirements but are not meeting the PUD development requirements which are more restrictive. She stated she is working on amendments to the zoning ordinance which will include setback requirements for screen enclosures.

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Commissioner Hellmich made a motion to approve the requested PUD modification based on the letter of support from the Home Owners Association. Commissioner Watkins seconded the motion. All Commissioners voted aye.

Motion to approve the requested PUD modification based on the letter of support from the Home Owners Association passes.

ADJOURN

Commissioner Watkins adjourned the meeting at 5:43 p.m. Commissioner Hamrick seconded the motion. All Commissioners voted aye.

Motion to adjourn the meeting at 5:43 p.m. passes.