

Planning Commission Meeting Minutes

March 20, 2019 (City Hall Civic Center) 5:30 P.M

The City of Foley Planning Commission held a meeting on March 20, 2019 at 5:30 p.m. in the Civic Center of City Hall located at 407 E. Laurel Avenue. Members present were: Ame Wilters, Wes Abrams, Phillip Hinesley, Calvin Hare, and Sue Steigerwald. Absent members were: Ralph Hellmich, Chad Watkins, and Cindy Hamrick. Staff present were: Miriam Boutwell, City Planner; Chad Christian, City Engineer; and Amanda Cole, Recording Secretary.

Chairman Hinesley called the meeting to order at 5:35 p.m.

MINUTES:

Approval of the February 13, 2019 and February 20, 2019 meeting minutes.

Commissioner Abrams made a motion to approve the February 13, 2019 and February 20, 2019 meeting minutes. Commissioner Wilters seconded the motion. All Commissioners voted aye.

Motion to approve the February 13, 2019 and February 20, 2019 meeting minutes passes.

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

PUBLIC HEARING:

1. Vosloh Properties, 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 1 +/- acres being annexed into the corporate limits. Proposed zoning is B-3 (Local Business District). Property is located at 10045 Longview Dr. Applicant is Vosloh Properties, LLC.

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

Miriam Boutwell stated the county records had this address incorrect. Ms. Boutwell explained we are a recommending body so we are fine to vote on this item and Katy Taylor will correct the address at the Council level.

2. Blue Marlin Investments, 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 38 +/- acres being annexed into the corporate limits. Proposed zoning is R-1C (Residential Single Family). Property is located south of County Rd. 26, west of Hickory St. Applicant is Blue Marlin Investments, LLC.

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

Kurt Atzlinger at 1019 Tiber Ct stated he had concerns about flooding. Mr. Atzlinger stated since there has been more building in that area there has been more flooding.

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Cloyd Swetnam at 1705 Thames Dr stated he also had concerns about flooding saying he has had water come in his shed and house.

Ann Basher at 1020 Tiber Ct also had concerns about flooding saying every time it rains that area turns into a lake. Ms. Basher asked would could be done about the flooding in that area.

Chairman Hinesley stated the flooding concerns will be addressed in the New Business portion of the meeting.

3. Resurvey of Lot 3 of Springsteen Commercial Park Plat # 2- Request for Minor

The City of Foley Planning Commission has received a request for approval for the resurvey of Lot 3 of Springsteen Commercial Park Plat #2, a minor subdivision which consists of 5.12+/- acres and 2 lots. Property is located N. of US Hwy 98 and W. of the Foley Beach Express. Applicant is Staffco, LLC.

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

4. Primland Subdivision, Phase Three- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Primland Subdivision, Phase Three which consists of 23.65 +/- acres and 50 lots. Property is located at the SE corner of County Rd. 12 & Wolf Bay Dr. Applicant is Primland 2017, LLC.

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

Amanda Thompson, with HMR Engineers, introduced herself and explained she was here if anyone had questions.

5. Riverside at Arbor Walk Phase Three- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Riverside at Arbor Walk, Phase Three which consists of 46.83 +/- acres and 38 lots. Property is located E. of County Rd. 65, N. of County Rd. 12. Applicant is GCOF Arbor Walk LLC.

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

6. Comprehensive Plan- Update to the Downtown area of the Comprehensive Plan

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

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Ms. Boutwell explained the state requires all cities to have a Comprehensive Plan in place to show how we want to city to grow. Ms. Boutwell stated Brandon Bias was the one who did this update and was here to answer any questions.

NEW BUSINESS:

1. Sevilla Place Apartments- Request for Signage Approval

Ms. Boutwell explained Sevilla Place was zoned PDD which allowed a master signage plan. They have requested to put 5 banners on the light poles leading into the apartments.

Ms. Boutwell stated they have received the property owners permission for the banners.

Ms. Boutwell explained if the city were to take over the light poles in the future they may do a memorandum of understanding on who does the maintenance on these banners.

Commissioner Abrams asked if the poles were privately owned or does the power company have them.

Chad Christian stated he wasn't sure, on the plat of that property it shows a right of way.

Ms. Boutwell asked the representative for Sevilla Place, Theresa Mares, to check with the power company to make sure there are no issues with them.

Commissioner Wilters made a motion to approve the request for signage with the stipulation that Sevilla Place check with the power company before install. Commissioner Abrams seconded the motion. All Commissioners voted aye.

Motion to approve the request for signage at Sevilla Place Apartments passes with the stipulation Sevilla Place check with the power company before install.

2. Creekside RV Resort- Request for PUD Modification

The City of Foley Planning Commission has received a request for a PUD modification to add gazebos and outdoor kitchens to the RV lots. Property is located south of County Rd. 20, east of James Road. Applicant is Parkview RV Community, LLC.

Chairman Hinesely explained we have already approved this PUD, they are just asking to add gazebos and outdoor kitchen areas.

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

Motion to approve the requested PUD Modification passes.

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3. Vosloh Properties, LLC. - Request for Initial Zoning

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

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

4. Blue Marlin Investments, 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 38 +/- acres being annexed into the corporate limits. Proposed zoning is R-1C (Residential Single Family). Property is located south of County Rd. 26, west of Hickory St. Applicant is Blue Marlin Investments, LLC.

Chairman Hinesley stated the property is currently located outside city limits and they are asking to come into the city which is a good thing because they would have to meet all of our requirements.

Chris Lieb stated the subdivision will have 30 lots and they are aware of the flooding issue in the area. Mr. Lieb explained they will not be building where FEMA has declared a floodplain. They will have 2 detention ponds to help with the extra flow from the sites.

Mr. Lieb stated they are working to make the floodplain area a conservation easement that will be donated and undeveloped.

Mr. Atzlinger asked about all the water that comes from W Michigan Ave.

Chairman Hinesley stated he was familiar with the water in that area and noted the runoff water is coming from Baldwin County not the City. Chairman Hinesley noted the county recently put in new culverts on Michigan to help with the water flow.

Mr. Atzlinger said the new larger culverts were making more water get to them faster.

Chairman Hinesley stated there is a city project being proposed that will hopefully help with some of the problems on Michigan.

Chairman Hinesley asked if there were going to be 30 lots.

Mr. Lieb stated that the subdivision will be 30 lots and 2 of the lots are going to be several acres.

Vice-Chairman Hare made a motion to recommend the initial zoning to the Mayor and Council with the following contingency: a conservation area will be deeded to an Alabama Certified Land

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Trust and will remain as open space. Commission Wilters seconded the motion. All Commissioners voted aye.

Motion to recommend the initial zoning to Mayor and Council passes with the following contingency: a conservation area will be deeded to an Alabama Certified Land Trust and will remain as open space.

Chairman Hinesely stated there was a question about the amount of open space on the property if the conservation area was done. Mr. Hinesley stated the open space will be fine.

5. Resurvey of Lot 3 of Springsteen Commercial Park Plat # 2- Request for Minor

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Commissioner Abrams made a motion to approve the requested Minor Subdivision. Vice-Chairman Hare seconded the motion. All Commissioner voted aye.

Motion to approve the requested Minor Subdivision passes.

6. Primland Subdivision, Phase Three- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Primland Subdivision, Phase Three which consists of 23.65 +/- acres and 50 lots. Property is located at the SE corner of County Rd. 12 & Wolf Bay Dr. Applicant is Primland 2017, LLC.

Commissioner Abrams made a motion to approve the requested Preliminary. Commissioner Wilters seconded the motion. All Commissioners voted aye.

Motion to approve the requested Preliminary passes.

7. Riverside at Arbor Walk Phase Three- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Riverside at Arbor Walk, Phase Three which consists of 46.83 +/- acres and 38 lots. Property is located E. of County Rd. 65, N. of County Rd. 12. Applicant is GCOF Arbor Walk LLC.

Commissioner Wilters asked if they have checked into doing a conservation easement.

Steve Pumphrey stated the owner is looking into this and has done it before on other properties.

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Commissioner Abrams made a motion to approve the requested Preliminary. Commissioner Steigerwald seconded the motion. All Commissioners voted aye.

Motion to approve the requested Preliminary passes.

8. Comprehensive Plan- Update to the Downtown area of the Comprehensive Plan

Chairman Hinesely explained the Planning Commission adopts the Comprehensive Plan, it doesn't need to go to Council.

Commissioner Abrams made a motion to approve the Downtown Comprehensive Plan update. Commissioner Wilters seconded the motion. All Commissioners voted aye.

Motion to approve the Downtown Comprehensive Plan update passes.

Chairman Hinesley stated Mr. Bias did a great job with this update.

Chairman Hinesley noted the Commission has received a resignation letter from Gary Rogers. Mr. Rogers is selling his house and is leaving Foley. We appreciate his time on the Planning Commission.

ADJOURN

Chairman Hinesley adjourned the meeting at 6:15 p.m.