

PLANNING COMMISSION MEETING MINUTES
May 15, 2019 (Council Chambers) 5:30 P.M.

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The City of Foley Planning Commission held a regular scheduled meeting on May 15, 2019 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Ame Wilters, Ralph Hellmich, Phillip Hinesley, Calvin Hare, Sue Steigerwald, Bill Swanson and Wes Abrams. Absent members were: Chad Watkins 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 Hinesley called the meeting to order at 5:30 p.m.

MINUTES:

Approval of the April 17, 2019 meeting minutes.

Commissioner Hellmich made a motion to approve the April 17, 2019 meeting minutes. Commissioner Abrams seconded the motion. All Commissioners voted aye.

Motion to approve the April 17, 2019 meeting minutes passes.

PUBLIC HEARING:

1. River Oaks Phase 1- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of River Oaks Phase 1, which consists of 71.65 +/- acres and 62 lots. Property is located at the NE corner of Hickory St. and the extension of 9th Ave. Applicant is Southern Lifestyle Development.

Mr. Bill Roberts resident of River Trace Subdivision stated there are beginning to be traffic issues on Hickory Street and Michigan Avenue. He explained there are no turn lanes and emergency vehicles are using this route to avoid Highway 59. He stated with the new school, extension of 9th Avenue and the numerous subdivisions being developed along Hickory Street the traffic is only going to get worse.

Mr. Chad Christian stated the construction of a turn lane onto 9th Avenue from Hickory Street will start in a couple of weeks. He explained the traffic study shows traffic improvements will be required with the third phase of the subdivision.

Mr. Roberts stated the city needs to slow down on the building until they get the traffic issues under control. He explained adding more subdivisions and traffic is making the issue worse. He stated the developers need to be required to add traffic improvements with the developments and the city needs to make improvements before there are anymore developments along Hickory Street.

Commissioner Hellmich stated subdivisions that meet certain criteria are required to provide a traffic analysis. He stated the city is working on a 10 year traffic plan and there will be a public meeting to review the plan and provide input. The Hickory Street and Michigan Avenue red light is part of the plan.

Mr. Christian stated the speed limit on Hickory Street will be lowered to 35 mph.

Note: *Denotes property located in the Planning Jurisdiction

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Mr. Thomas Ian resident of 1600 Thames Dr. stated he has no problem with growth but it appears we are getting the cart in front of the horse. He explained he likes to ride his bike and that is one of the things that brought him to the area 6 years ago. He stated once the new school opens children will be walking to school and there are no sidewalks and the lanes are very narrow. He stated the road needs widening and sidewalks need to be added for safety reasons.

Chairman Hinesley stated the Commission is reviewing the zoning and has no control over the widening of Hickory Street and those items would need to be addressed with City Council.

Mr. Robert Irwin resident of 1117 S. Hickory Street stated his concern is the red light at Hickory Street and Michigan Avenue. He explained when the light backs up vehicles are cutting through his yard. He stated at 3:15 p.m. he cannot cross the street to get his mail due to the amount of traffic.

Mr. Chad Christian stated there are concerns about the intersection. He stated the traffic study showed there are times when the traffic is backed up but it is a level of service that is acceptable and no improvements are required with this phase.

2. The Crescent at River Oaks Phase 1A- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of The Crescent at River Oaks Phase 1A, which consists of 71.65 +/- acres and 36 lots. Property is located at the NE corner of Hickory St. and the extension of 9th Ave. Applicant is Southern Lifestyle Development.

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. Kensington Place Phases 1, 2 and 3- Request for Preliminary Extension

The City of Foley Planning Commission has received a request for a two year preliminary extension. Property is located south of County Rd. 10, west of State Hwy. 59. Applicant is Dewberry.

Commissioner Abrams made a motion to grant a two year preliminary extension. Commissioner Wilters seconded the motion.

All Commissioners voted aye.

Motion to grant a two year preliminary extension passes.

Mr. Steve Pumphrey with Dewberry stated the approved preliminary currently meets all the regulations and is under new ownership.

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Mr. Larry Walker resident of 102 Holmes Avenue stated Sea Pines had a verbal agreement with the last owners and asked if he could ask the applicant a few questions.

Chairman Hinesley asked if Mr. Walker would discuss the agreement items with Mr. Pumphrey after the meeting since there was no public hearing on this item.

2. River Oaks Phase 1- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of River Oaks Phase 1, which consists of 71.65 +/- acres and 62 lots. Property is located at the NE corner of Hickory St. and the extension of 9th Ave. Applicant is Southern Lifestyle Development.

Commissioner Hellmich made a motion to approve the requested preliminary approval. Commissioner Hare seconded the motion.

Commissioners agreed to relook at the requirement for traffic improvements with the submittal of phase 2 of the development.

Ms. Elsie Reed asked about the number of lots in the development.

Mr. Lee Rambo explained the entire PUD development is approximately 260 lots and 71.65 acres with phase 1 consisting of 17.99 acres and phase 2 consisting of 17 acres. He stated there will be a total of 4 phases with phase 1A being considered part of phase 1.

Commissioner Hellmich stated once into the engineering part of the development the total number of lots may possibly decrease.

All Commissioners voted aye.

Motion to approve the requested preliminary approval passed.

3. The Crescent at River Oaks Phase 1A- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of The Crescent at River Oaks Phase 1A, which consists of 71.65 +/- acres and 36 lots. Property is located at the NE corner of Hickory St. and the extension of 9th Ave. Applicant is Southern Lifestyle Development.

Commissioner Hare made a motion to approve the requested preliminary approval. Commissioner Abrams seconded the motion. All Commissioners voted aye.

Motion to approve the requested preliminary approval passes.

Commissioner Hellmich stated the city understands there are issues with Hickory Street. He explained there will be future improvements which will be a joint effort with Baldwin County. He explained the city has strengthened its requirements and has to keep them at standards where it doesn't prevent affordable housing from being developed in the city. There have been 23 miles of

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bike paths added throughout the city. The city is working on updating the 10 year transportation plan and there will be meeting to review and provide input.

Mr. Irwin asked if the improvements for Hickory Street and Michigan Avenue are in the pending transportation plan.

Commissioner Hellmich stated yes the widening of Michigan Avenue and a red light for the County Road 20 and Hickory Street intersection are in the plan. He explained that he does not know the timing for the improvements but the city is aware of issues and working on a plan to resolve them.

Chairman Hinesley stated the city is also in the process of updating portions of the comprehensive plan.

Ms. Boutwell stated the modifications to the zoning ordinance will be advertised and on next month's meeting agenda.

ADJOURN

Meeting adjourned at 6:08 p.m.