

PLANNING COMMISSION MEETING MINUTES
November 13, 2019 (Council Chambers) 5:30 P.M.

Page 1 of 3

The City of Foley Planning Commission held a regular scheduled meeting on November 13, 2019 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Cindy Hamrick, Ame Wilters, Ralph Hellmich, Phillip Hinesley, Wes Abrams, Calvin Hare and Sue Steigerwald. Absent member was Bill Swanson. 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 October 9, 2019 work session and October 16, 2019 meeting minutes.

Commissioner Hellmich made a motion to approve the October 9, 2019 work session and October 16, 2019 meeting minutes. Commissioner Abrams seconded the motion. All Commissioners voted aye.

Motion to approve the October 9, 2019 work session and October 16, 2019 meeting minutes passes.

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

PUBLIC HEARING:

1. Resubdivision of Lots 1 & 2 of the Reserve at Foley Phase 2- Request for Minor Subdivision

The City of Foley Planning Commission has received a request for the Resubdivision of Lots 1 & 2 of the Reserve at Foley Phase 2 a minor subdivision which consists of 43+/- acres and 3 lots. Property is located S. of County Rd. 12, W. of Foley Beach Express. Applicant is Wesscorp Communities LLC.

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

2. Resubdivision of Lot 1 of replat- Woerner's Two Lots- Request for Minor Subdivision

The City of Foley Planning Commission has received a request for Resubdivision of Lot 1 of replat - Woerner's Two Lots, a minor subdivision which consists of 74.56+/- acres and 3 lots. Property is located south of County Rd. 20 and east of State Hwy 59. Applicant is Woerner Land LLC.

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.

PLANNING COMMISSION MEETING MINUTES

November 13, 2019 (Council Chambers) 5:30 P.M.

Page 2 of 3

NEW BUSINESS:

1. David Vosloh- Site Plan Approval

The City of Foley Planning Commission has received a request for a site plan approval for a commercial building. Property is located at Glenlakes. Applicant is David Vosloh.

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

Motion to approve the proposed site plan passes.

2. Tidal Wave Auto Spa- Site Plan Approval

The City of Foley Planning Commission has received a request for a site plan approval for Tidal Wave Auto Spa. Property is located at 2550 S. McKenzie St. Applicant is CSRS.

Commissioner Abrams made a motion to approve the proposed site plan. Commissioner Hamrick seconded the motion. All members voted aye.

Motion to approve the proposed site plan passes.

3. OWA/Foley Holdings LLC- Indoor Waterpark Site Plan Approval

The City of Foley Planning Commission has received a request for site plan approval for the Indoor Waterpark. Property is located on the NW corner of FBE and Co Rd 20. Applicant is Goodwyn, Mills, & Caywood, Inc.

Commissioner Abrams made a motion to approve the proposed site plan. Commissioner Hamrick seconded the motion. Commissioner Hellmich abstained. All other Commissioners voted aye.

Motion to approve the proposed site plan passes.

4. Resubdivision of Lots 1 & 2 of the Reserve at Foley Phase 2- Request for Minor Subdivision

The City of Foley Planning Commission has received a request for the Resubdivision of Lots 1 & 2 of the Reserve at Foley Phase 2 a minor subdivision which consists of 43+/- acres and 3 lots. Property is located S. of County Rd. 12, W. of Foley Beach Express. Applicant is Wesscorp Communities LLC.

Commissioner Hellmich made a motion to approve the requested minor subdivision. Commissioner Wilters seconded the motion. All Commissioners voted aye.

Motion to approve the requested minor subdivision passes.

5. Resubdivision of Lot 1 of replat- Woerner's Two Lots- Request for Minor Subdivision

The City of Foley Planning Commission has received a request for Resubdivision of Lot 1 of replat - Woerner's Two Lots, a minor subdivision which consists of 74.56+/- acres and 3 lots. Property is located south of County Rd. 20 and east of State Hwy 59. Applicant is Woerner Land LLC.

Note: *Denotes property located in the Planning Jurisdiction

PLANNING COMMISSION MEETING MINUTES
November 13, 2019 (Council Chambers) 5:30 P.M.

Page 3 of 3

Commissioner Hellmich asked if the comments from the Engineering Department have been resolved.

Mr. Chad Christian stated he has spoken with the surveyor and Mike Thompson. He stated the north and south portions of the road are not ready to be accepted.

Mr. Doug Bailey stated he has spoken with his client and has not been given clear direction. He stated they are asking for approval with the understanding that the plat will not be signed until everything is worked out.

Mr. Christian stated he will not sign the plat until all issues are resolved.

Commissioner Hellmich made a motion to approve the requested minor subdivision. Commissioner Hamrick seconded the motion. All Commissioners voted aye.

Motion to approve the requested minor subdivision passes.

6. Public Projects

Commissioner Hellmich made a motion to recommend the proposed public projects to Mayor and Council. Commissioner Abrams seconded the motion. All Commissioners voted aye.

Motion to recommend the proposed public projects passes.

7. 2020 Calendar- Approval

Commissioner Abrams made a motion to approve the proposed 2020 calendar. Commissioner Steigerwald seconded the motion. All Commissioners voted aye.

Motion to approve the proposed 2020 calendar passes.

ADJOURN

Chairman Hinesley adjourned the meeting at 5:42 p.m.