

PLANNING COMMISSION WORK SESSION & MEETING MINUTES

December 11, 2019 (Council Chambers) 5:30 P.M.

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The City of Foley Planning Commission held a regular scheduled meeting and work session on December 11, 2019 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Ame Wilters, Sue Steigerwald, Wes Abrams, Phillip Hinesley, Bill Swanson, Deborah Mixon, and Calvin Hare. Absent members were: Ralph Hellmich and Cindy Hamrick. Staff present were: Miriam Boutwell, City Planner and Amanda Cole, Recording Secretary.

Chairman Hinesley called the meeting to order at 5:30 p.m.

MINUTES:

Approval of the November 6, 2019 work session and November 13, 2019 meeting minutes.

Commissioner Hare made a motion to approve the November 6, 2019 work session and November 13, 2019 meeting minutes. Commissioner Abrams seconded the motion. All Commissioners voted aye.

Motion to approve the November 6, 2019 work session and November 13, 2019 meeting minutes passes.

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

PUBLIC HEARING:

***1. Pink Pig Subdivision- Request for Minor Subdivision**

The City of Foley Planning Commission has received a request for approval of Pink Pig Subdivision, a minor subdivision which consists of 2.3+/- acres and 5 lots. Property is located at the SW corner of Westbrook Dr. and County Rd. 65 and is located in the City of Foley Planning Jurisdiction. Applicant is Hercules Investments, LLC.

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

Darryl Tidwell of 412 Wedgewood Dr. in Gulf Shores stated he was one of the owners of the property and was available to answer any questions.

Chairman Hinesley noted engineering was not in attendance and asked if there were any concerns.

Miriam Boutwell stated there was a memo in the file from the City Engineer saying engineering recommends the approval of the requested plat.

Chairman Hinesley asked if there were any other comments on the item. There were none.

Chairman Hinesley closed the public hearing and reconvened the regular meeting.

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NEW BUSINESS:

***1. Pink Pig Subdivision- Request for Minor Subdivision**

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Commissioner Abrams made a motion to approve the proposed minor subdivision. Commissioner Hare seconded the motion. All Commissioners voted aye.

Motion to approve the proposed minor subdivision passes.

2. Adoption of the By-Laws for the 2020 Calendar Year

Chairman Hinesley asked if any changes had been made.

Ms. Boutwell stated the by-laws were the same as last year.

Commissioner Steigerwald made a motion to approve the by-laws for the 2020 calendar year. Commissioner Wilters seconded the motion. All Commissioners voted aye.

Motion to approve the by-laws for the 2020 calendar year passes

3. Election of Officers for the 2020 Calendar Year

Commissioner Abrams made a motion to nominate Phillip Hinesley as Chairman and Calvin Hare as Vice- Chairman. Commissioner Mixon seconded the motion. All Commissioners votes aye.

Motion to elect Phillip Hinesley as Chairman and Calvin Hare as Vice-Chairman passes.

Chairman Hinesley adjourned the regular meeting and explained the work session scheduled for December 4, 2019 was cancelled and the item would be discussed this evening.

WORK SESSION:

1. John Foley- Discuss possible rezoning

Discuss possible rezoning property from M-1 to B-2.

Ms. Boutwell stated John Foley wants to rezone his property, which is currently zoned M-1 Light Industrial. The future land use has the property as Light Industrial. In the event the rezoning is outside the scope of the future land use we like to get the Commission's opinion before the applicant gets too far in the planning process.

Mr. Foley stated the property was 55 acres and adjacent to residential areas.

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Mr. Foley would like to rezone to B-2 or B-1A. He has a company looking at the property that would like to do office warehouse use for suppliers to the UTC plant.

Mr. Foley stated the setbacks in the M-1 zone were too large to subdivide the lot for an office warehouse use.

Chairman Hinesley noted the use of automobile filling stations allowed in a B-2 zone concerned him, what about a B-3?

Mr. Foley stated the 60 ft. front setback in a B-3 was more than he wanted.

Commissioner Hare asked what setback Mr. Foley was looking for.

Mr. Foley explained he was wanting a 30 ft. front and a 20-30 ft. rear setback.

Mr. Foley stated the B-3 zone would work if he could receive a variance for the front setback.

Ms. Boutwell stated Mr. Foley could apply to the Board of Adjustment and Appeals for a variance, typically the applicant would have to prove a hardship to get the item approved.

Commissioner Abrams asked about buffers against the surrounding properties.

Mr. Foley stated they would meet the city's buffer requirements.

Ms. Boutwell noted if Mr. Foley were to rezone to B-3 he would have to ask for a Use Permitted on Appeal for the use, office warehouse is not allowed by right in a B-3 zone.

Chairman Hinesley asked about the Planned Industrial District.

Ms. Boutwell explained the required yards for the Planned Industrial District and stated buildings cannot cover more than 60% of the total area of the property.

Mr. Foley asked if the City would consider creating another business zone for small offices.

Ms. Boutwell suggested amending the B-2 ordinance to remove automobile filling stations.

Chairman Hinesley stated he would be in favor of the rezoning of Mr. Foley's property to B-2 if the ordinance was amended to prohibit filling stations.

Mr. Foley stated he was in favor of waiting until after the zoning ordinance amendment to submit his rezoning.

Ms. Boutwell asked if the amendment needs to come to work session in January or a public hearing.

The commissioners were in favor to have the amendment for a public hearing in January.

Note: *Denotes property located in the Planning Jurisdiction

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ADJOURN

Meeting was adjourned at 5:49 p.m.