

**PLANNING COMMISSION MEETING MINUTES**  
**January 15, 2020 (Council Chambers) 5:30 P.M.**

Page 1 of 2

The City of Foley Planning Commission held a regular scheduled meeting on January 15, 2020 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. The January 8, 2020 work session was cancelled. Members present were: Deborah Mixon, Ralph Hellmich, Phillip Hinesley, Wes Abrams, Calvin Hare and Sue Steigerwald. Absent members were: Cindy Hamrick, Ame Wilters, and Bill Swanson. Staff present were: 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 November 6, 2019 work session and November 13, 2019 meeting minutes.

Mrs. Melissa Ringler stated the dates of the minutes listed on the agenda were incorrect. The approval is for the December 11, 2019 work session and meeting minutes.

Commissioner Hellmich made a motion to approve the December 11, 2019 work session and meeting minutes. Commissioner Abrams seconded the motion. All Commissioners voted aye.

**Motion to approve the December 11, 2019 work session and meeting minute's passes.**

**PUBLIC HEARING:**

**1. Resubdivision of Lot 2 of Riviera Square- Request for Minor Subdivision**

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lot 2 of Riviera Square, a minor subdivision which consists of .99+/- acres and 2 lots. Property is located W. of Hwy. 59, S. of Pride Dr. Applicant is Duplantis Design Group, LLC.

Chairman Hinesley asked Mr. Chad Christian if there were any drainage issues.

Mr. Chad Christian stated the drainage is already in place. He explained they are splitting the lot into 2 lots. One lot which will be for a car wash.

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

Mr. Chris Ferrari and Mr. Donnie Nauck stated they were present on behalf of the owners if anyone had any questions.

**2. Proposed Zoning Ordinance Amendments**

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

Commissioner Hellmich explained per an email sent by Ms. Miriam Boutwell the gas stations cannot be excluded from the B-2 zone. He stated they would need to be listed as a Use Permitted on Appeal in the Zoning Ordinance. He explained the applicant would have to apply to the Board of Adjustment and Appeals to request the use.

Note: \*Denotes property located in the Planning Jurisdiction

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Page 2 of 2

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

**NEW BUSINESS:**

**1. Resubdivision of Lot 2 of Riviera Square- Request for Minor Subdivision**

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

**Motion to approve the requested minor subdivision passes.**

**2. Proposed Zoning Ordinance Amendments**

Commissioner Abrams made a motion to recommend the proposed zoning ordinance amendments which are to remove automobile filling stations as an allowed use/structure permitted to a use/structure permitted on appeal in a B-2 zone. Commissioner Hellmich seconded the motion. All Commissioners voted aye.

**Motion to recommend the proposed zoning ordinance amendments which are to remove automobile filling stations as an allowed use/structure permitted to a use/structure permitted on appeal in a B-2 zone passes.**

**3. Discussion Regarding Split Zones**

Commissioners discussed the split zoning mapping areas. It was agreed upon by the Commissioners that these split zoning parcels shall be corrected on a case by case basis at the owner's request. Commissioners requested that staff add to the Council agenda to have any fees to correct the mapping errors that would be incurred by the property owners be waived.

**ADJOURN**

Meeting adjourned at 5:52 p.m.