

PLANNING COMMISSION MEETING MINUTES
May 20, 2020 (City Hall Civic Center) 5:30 P.M.

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The City of Foley Planning Commission held a regular scheduled meeting on May 20, 2020 at 5:30 p.m. in the Civic Center of City Hall located at 407 E. Laurel Avenue. Due to COVID-19 we will accept email comments (mringler@cityoffoley.org or acole@cityoffoley.org). Or you may call 952-4011 and Melissa or Amanda can take your verbal comments. These will be entered into the meeting minutes. The meeting will be conducted via teleconferencing. If you wish to participate in this manner dial 1-219-767-0149 PIN 854 736 714#. If you choose to attend the meeting please follow social distancing rules.

Members present were: Phillip Hinesley, Ralph Hellmich, Wes Abrams, Deborah Mixon, Calvin Hare, and Sue Steigerwald. Cindy Hamrick joined via phone. Absent members were: Bill Swanson and Ame Wilters. Staff present were: Miriam Boutwell, City Planner; Amanda Cole, Planning and Zoning Assistant; and Melissa Ringler, Recording Secretary. Chad Christian, City Engineer joined via phone.

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

MINUTES:

Approval of the April 15, 2020 meeting minutes.

Commissioner Abrams made a motion to approve the April 15, 2020 meeting minutes. Commissioner Hellmich seconded the motion. All Commissioners voted aye.

Motion to approve the April 15, 2020 meeting minutes passes.

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

PUBLIC HEARING:

1. A Resubdivision of Lot 5 Little Woerner & Lot 7 Twenty Twenty- Request for Minor Subdivision

The City of Foley Planning Commission has received a request for approval of a Resubdivision of Lot 5 Little Woerner Subdivision and Lot 7 Twenty-Twenty Subdivision, a minor subdivision which consists of 34.08+/- acres and 2 lots. Property is located S. of County Rd. 20 and W. of James Rd. Applicant is Alabama Armada LLC and Sevilla Place Apartments LLC.

Chairman Hinesley stated the item has been carried over per the request of the applicant.

2. Palm City RV Park- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 24.07 +/- acres. Property is currently zoned B-1A (Extended Business District) proposed zoning is PUD (Planned Unit Development). Property is located E. of S. Pine St. and N. of County Rd. 20 W. Applicant is Chris Govan.

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

Mr. Chris Govan presented a powerpoint and went over traffic, visibility and the development type. He explained a visual buffer will be constructed around the entire development. The buffer will include a berm, landscaping and a fence. He stated a traffic study has been done and shows no improvements are needed. He explained the development will not be a trailer park and will be an RV park for short term rentals.

Mr. Joey Darby Fire Chief stated the City is moving forward with the new Fire Codes that requires a secondary access which is being met.

Mr. Chad Christian stated the applicant has submitted a traffic study which shows no improvements are needed.

Note: *Denotes property located in the Planning Jurisdiction

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

NEW BUSINESS:

1. The Reserve Apartments Phase 3- Request for Site Plan

The City of Foley Planning Commission has received a request for site plan approval of The Reserve Apartments Phase 3. The property is located E. of James Rd. and S. of County Rd. 12 S. Applicant is Sawgrass Consulting, LLC.

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

Motion to approve the requested site plan passes.

2. A Resubdivision of Lot 5 Little Woerner & Lot 7 Twenty Twenty- Request for Minor Subdivision

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Item was carried over at the request of the applicant.

3. Palm City RV Park- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 24.07 +/- acres. Property is currently zoned B-1A (Extended Business District) proposed zoning is PUD (Planned Unit Development). Property is located E. of S. Pine St. and N. of County Rd. 20 W. Applicant is Chris Govan.

Commissioner Hellmich made a motion to recommend the requested rezoning to Mayor and Council with the following contingencies 1. Maximum stay shall be for 90 days, 2. a 4ft. earth and berm landscaped and 6 ft. fence around the entire perimeter of the property with the exception of the entrance road, 3. a sidewalk to create connectivity to County Road 20.

Commissioner Steigerwald seconded the motion.

Commissioner Hellmich stated he feels the Commission has addressed a lot of the concerns regarding the development. He explained the applicant has reached out and met with neighboring property owners.

Mr. Govan stated he had concerns regarding drainage issues the berm may cause.

Mr. Mike Thompson asked if they would be allowed access points into neighboring businesses.

Commissioner Hellmich stated connectivity will be allowed and the applicant needs to work with staff on connectivity and drainage. He explained there will be flexibility for foot traffic.

All Commissioners voted aye.

Motion to recommend the requested rezoning to Mayor and Council with the following contingencies 1. Maximum stay shall be for 90 days, 2. a 4ft. earth and berm landscaped and 6 ft. fence around the entire perimeter of the property with the exception of the entrance road, 3. a sidewalk to create connectivity to County Road 20 passes.

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4. ADJOURN

Meeting adjourned at 5:46 p.m.