

PLANNING COMMISSION MEETING MINUTES
January 20, 2021 (City Hall Council Chambers) 5:30 P.M.

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The City of Foley Planning Commission held a regular scheduled meeting on January 20, 2021 at 5:30 p.m. in the Council Chambers 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. If you choose to attend the meeting please follow social distancing rules. Members present were: Deborah Mixon, Ralph Hellmich, Phillip Hinesley, Wes Abrams, Sue Steigerwald. Absent members were: Calvin Hare, Vera Quaites and Bill Swanson. Staff present were: Miriam Boone, 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 December 2, 2020 and December 9, 2020 meeting minutes.

Commissioner Abrams made a motion to approve the December 2, 2020 and December 9, 2020 meeting minutes. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to approve the December 2, 2020 and December 9, 2020 meeting minutes passes.

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

PUBLIC HEARING:

1. Resubdivision of Lot A, Foley Square- Request for Minor Subdivision

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lot A, Foley Square a minor subdivision which consists of 7.46+/- acres and 2 lots. Property is located NE corner of State Hwy. 59 and Michigan Ave. Applicant is Weinacker's Foley, LLC.

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

2. Subdivision Regulation- Amendments

Mr. Chad Christian explained staff has contacted the city attorney and is waiting to hear back on a recommendation of wording that will regulate family exemptions in the city limits and will not be in conflict with Baldwin County regulations.

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

NEW BUSINESS:

1. Westlake Apartments/Reserve – Site Plan Review

The City of Foley Planning Commission has received a request for a site plan review for Westlake Apartments/Reserve. Property is located S. of County Rd. 12, west of the Foley Beach Express. Applicant is Sawgrass Consulting, LLC.

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Mrs. Miriam Boone explained a site plan for the apartment was previously approved. She stated this request is for an additional building which is meeting the zoning requirements.

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

Motion to approve the requested site plan approval passes.

2. Resubdivision of Lot A, Foley Square- Request for Minor Subdivision

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lot A, Foley Square a minor subdivision which consists of 7.46+/- acres and 2 lots. Property is located NE corner of State Hwy. 59 and Michigan Ave. Applicant is Weinacker's Foley, LLC.

Chairman Hinesley explained the former Rite Aid building is currently on the lot they are subdividing. He stated the building will be demolished and a new building for Taco Bell will be built on the lot.

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

Motion to approve the requested minor subdivision passes.

3. Roberts Brothers/Woerner- Real Estate Signage

Chairman Hinesley explained the request is for larger but less total number of real estate signage for property located at the NE corner of the Foley Beach Express and County Road 20.

Mrs. Boone explained the request is for the signage to be allowed until November 13, 2021 or after closing on the property whichever comes first.

Commissioner Hellmich made a motion to approve the real estate signage until November 13, 2021 or after closing on the property. Deborah Mixon seconded the motion. All Commissioners voted aye.

Motion to approve the real estate signage until November 13, 2021 or after closing on the property passes.

4. Subdivision Regulation- Amendments

Commissioner Hellmich made a motion to carry over the item to February's meeting. Commissioner Abrams seconded the motion. All Commissioners voted aye.

Motion to carry over the item to February's meeting passes.

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5. Zoning Ordinance Amendments

Mrs. Boone provided the Commissioners with a copy of zoning ordinance amendments pertaining to solar panels. She explained the city is not opposed to the solar panels but currently they are not covered in our zoning ordinance. She asked the Commissioners to review the amendments and provide feedback.

ADJOURN:

Meeting adjourned at 5:57 p.m.