

PLANNING COMMISSION MEETING MINUTES
February 17, 2021 (City Hall Council Chambers) 5:30 P.M.

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The City of Foley Planning Commission will held a regular scheduled meeting on February 17, 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, Larry Engel, Phillip Hinesley, Wes Abrams, Calvin Hare, Sue Steigerwald and Bill Swanson. Absent members were: Ralph Hellmich and Vera Quaites. 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 5:31 p.m.

MINUTES:

Approval of the January 13, 2021 and January 20, 2021 meeting minutes.

Commissioner Abrams made a motion to approve the January 13, 2021 and January 20, 2021 meeting minutes. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to approve the January 13, 2021 and January 20, 2021 meeting minute's passes.

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

PUBLIC HEARING:

1. Primland North- Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Primland North which consists of 7.07+/- acres and 8 lots. Property is located at E. of Wolf Bay Dr. and S. of County Rd. 12 S. Applicant is 68V Primland 2018, LLC.

Chairman Hinesley stated there are revisions to the previously presented preliminary plan.

Mrs. Boone stated her understanding is the rear lot drainage has been placed into a common area instead of on the lots.

Mr. Chad Christian confirmed the changes were done for the drainage to be placed in common areas.

Mr. Doug Bailey stated a note has been added to the plat regarding the required shared driveways.

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

2. Zoning Ordinance-Proposed Amendments

Mrs. Boone explained the amendments are to remove RV's as an allowed use in the R-4 zone and duplexes will be going to a form based code. She stated there were proposed changes for signage. She explained staff would like to request the signage amendments be carried over to allow time to research the possibility of increasing allowed height for subdivision signage. She stated a lot of

Note: *Denotes property located in the Planning Jurisdiction

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subdivisions are building nice entrance signs which include structures that are not meeting our current regulations due to the height.

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.

NEW BUSINESS:

1. Brinda & Thomas Martin – PUD Modification

The City of Foley Planning Commission has received a request for a PUD modification. Property is located at 22956 Carnoustie Dr. Applicant is Brinda and Thomas Martin.

Chairman Hinesley explained the request is for a PUD modification for the rear yard setback in order to add a sunroom onto the home.

Mrs. Boone explained the request is meeting the PUD zoning ordinance requirements. She stated the subdivision PUD requirements which are more restrictive are not being met. She explained the Home Owners Association has approved the request.

Commissioner Abrams made a motion to approve the requested PUD modification. Commissioner Hare seconded the motion. All Commissioners voted aye.

Motion to approve the requested PUD modification passes.

2. Primland North- Preliminary Approval

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Commissioner Abrams made a motion to approve the requested preliminary approval. Commissioner Engel seconded the motion.

Commissioner Hare asked why there were two letters of availability from two different providers for the sewer service.

Mr. Bailey stated both Riviera Utilities and Baldwin County Sewer Service provided letters that they are able to provide sewer to the development. He explained the sewer provider for the development will be Riviera Utilities.

All commissioners voted aye.

Motion to approve the requested preliminary approval passes.

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3. Zoning Ordinance-Proposed Amendments

Commissioner Abrams made a motion to recommend to Mayor and Council the proposed zoning ordinance amendments for the R-4 zone and duplexes. Commissioner Swanson seconded the motion. All members voted aye.

Motion to recommend to Mayor and Council the proposed zoning ordinance amendments for the R-4 zone and duplexes passes.

ADJOURN:

Meeting adjourned at 5:38 p.m.