

PLANNING COMMISSION MEETING MINUTES
March 17, 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 March 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, Ralph Hellmich, Phillip Hinesley, Wes Abrams, and Sue Steigerwald. Absent members were: Bill Swanson, Calvin Hare and Vera Quaites. Staff present were; Miriam Boutwell, City Planner; Chad Christian, City Engineer; and Melissa Ringler, Recording Secretary.

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

MINUTES:

Approval of the February 10, 2021 and February 17, 2021 meeting minutes.

Commissioner Hellmich made a motion to approve the February 10, 2021 and February 17, 2021 meeting minutes. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to approve the February 10, 2021 and February 17, 2021 meeting minute's passes.

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

PUBLIC HEARING:

1. *Summerlyn Subdivision- Minor Subdivision

The City of Foley Planning Commission has received a request for approval of Summerlyn a minor subdivision which consists of 2.87+/- acres and 4 lots. Property is located south of CR 24, west of CR 65 and is located in the City of Foley Planning Jurisdiction. Applicants are Norman and Marjorie Moore.

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

2. *Longhorn Lake Phase 2- Minor Subdivision

The City of Foley Planning Commission has received a request for approval of Longhorn Lake P2 a minor subdivision which consists of 34+/- acres and 4 lots. Property is located south of Beasley Rd, west of CR 55 and is located in the City of Foley Planning Jurisdiction. Applicant is Emmett Randal Hall.

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

3. *Westfield Phase 1- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Westfield Phase 1 which consists of 15.15+/- acres and 17 lots. Property is located S. of County Rd. 12 S., E. of Nall Rd. and is located in the City of Foley Planning Jurisdiction. Applicant is Sawgrass Consulting, LLC.

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

Chairman Hinesley stated a letter was received by an adjacent property owner in regards to concerns with drainage and traffic.

Mr. Ercil Godwin with Sawgrass Consulting stated the subdivision is for 16 lots. He explained the lots will have shared driveway and traffic should not be affected. He stated storm water has been taken into account.

Commissioner Hellmich stated the subdivision is in Baldwin County and the City of Foley's Extra Territorial Jurisdiction. He explained they will have to meet the City of Foley's regulation which requires low impact development and are higher standards.

4. Resub of Lot 4-B of the Resub of Lot 4, Little Woerner- Minor Subdivision

The City of Foley Planning Commission has received a request for approval of Resub of Lot 4B, a Resub of Lot 4 Little Woerner a minor subdivision which consists of 4+/- acres and 2 lots. Property is located south of CR 20, west of James Rd. Applicant is Hercules Investments LLC.

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. Primland Phase 2 & 3- Preliminary Extension

The City of Foley Planning Commission has received a request for a preliminary extension for Primland Phase 2 & 3. Property is located at the Northeast corner of Wolf Bay Dr. Applicant is 68 Ventures.

Mr. Chad Christian stated he had no issues with the request.

Commissioner Hellmich made a motion to approve the requested one year preliminary extension. Commissioner Abrams seconded the motion. All Commissioners voted aye.

Motion to approve the requested one year preliminary extension passes.

2. Peachtree Subdivision- Preliminary Extension

The City of Foley Planning Commission has received a request for a preliminary extension for Peachtree Subdivision. Property is located is located N. of Peachtree Ave. and E. of State Hwy. 59. Applicant is Sawgrass Consulting, LLC.

Commissioner Abrams made a motion to approve the requested 6 month preliminary extension. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to approve the requested 6 month preliminary extension passes.

Note: *Denotes property located in the Planning Jurisdiction

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3. Riverside at Arbor Walk Phase 3- Preliminary Extension

The City of Foley Planning Commission has received a request for a preliminary extension for Riverside at Arbor Walk, Phase 3. Property is located N. of Pembroke Way and E. of County Rd. 65. Applicant is Dewberry Engineers Inc.

Commissioner Hellmich made a motion to approve the requested 1 year preliminary extension. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to approve the requested 1 year preliminary extension passes.

4. Lakeview Gardens Phase 2 & 3- Preliminary Extension

The City of Foley Planning Commission has received a request for a preliminary extension for Lakeview Gardens Phase 2 & 3. Property is located S. of County Rd. 20 and E. of Fairway Dr. Applicant is Sawgrass Consulting, LLC.

Commissioner Hellmich stated it was explained by the applicant at the work session meeting that phase 1 retention pond is not tied to phases 2 and 3.

Commissioner Hellmich made a motion to approve the requested 6 month preliminary extension. Commissioner Abrams seconded the motion. All Commissioners voted aye.

Motion to approve the requested 6 month preliminary extension passes.

5. *Summerlyn Subdivision- Minor Subdivision

The City of Foley Planning Commission has received a request for approval of Summerlyn a minor subdivision which consists of 2.87+/- acres and 4 lots. Property is located south of CR 24, west of CR 65 and is located in the City of Foley Planning Jurisdiction. Applicants are Norman and Marjorie Moore.

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

Motion to approve the requested minor subdivision passes.

6. *Longhorn Lake Phase 2- Minor Subdivision

The City of Foley Planning Commission has received a request for approval of Longhorn Lake P2 a minor subdivision which consists of 34+/- acres and 4 lots. Property is located south of Beasley Rd, west of CR 55 and is located in the City of Foley Planning Jurisdiction. Applicant is Emmett Randal Hall.

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

Motion to approve the requested minor subdivision passes.

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7. ***Westfield Phase 1- Preliminary**

The City of Foley Planning Commission has received a request for preliminary approval of Westfield Phase 1 which consists of 15.15+/- acres and 17 lots. Property is located S. of County Rd. 12 S., E. of Nall Rd. and is located in the City of Foley Planning Jurisdiction. Applicant is Sawgrass Consulting, LLC.

Commissioner Hellmich made a motion to approve the requested preliminary approval. Commissioner Steigerwald seconded the motion.

Commissioner Hellmich stated a letter was received regarding concerns over traffic and drainage. He stated the property is located in Foley's Extra Territorial Jurisdiction and Foley's standards are higher which should help with the drainage. He explained the City will work with Baldwin County on traffic but has limited control.

Commissioner Steigerwald stated the share driveways will help with the added traffic.

All Commissioners voted aye.

Motion to approve the requested preliminary approval passes.

8. **Resub of Lot 4-B of the Resub of Lot 4, Little Woerner- Minor Subdivision**

The City of Foley Planning Commission has received a request for approval of Resub of Lot 4B, a Resub of Lot 4 Little Woerner a minor subdivision which consists of 4+/- acres and 2 lots. Property is located south of CR 20, west of James Rd. Applicant is Hercules Investments LLC.

Commissioner Hellmich made a motion to approve the requested minor subdivision. Commissioner Engel seconded the motion.

Commissioner Steigerwald said the proposed use on the lot will be better for the residents on James Road.

All Commissioners voted aye.

Motion to approve the requested minor subdivision passes.

9. **Grand Riviera- PUD Modification**

The City of Foley Planning Commission has received a request for a PUD modification for Grand Riviera. Property is located S. of County Rd. 20 and W. of James Rd. Applicant is Hercules Investments LLC.

Chairman Hinesley stated the PUD Modification involves the previous agenda item for a minor subdivision. He explained they are switching the uses around on the parcels within the PUD.

Commissioner Abrams made a motion to approve the requested PUD modification. Commissioner Mixon seconded the motion.

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Commissioner Hellmich stated he feels the request will make the adjacent property owners happy since the request is for a less intense use on the parcel fronting James Rd.
All Commissioners voted aye.

Motion to approve the requested PUD modification passes.

Discussion regarding Senate Bill 107:

Commissioner Hellmich wanted to make everyone aware of Bill 107 which appears could be approved. He explained if the bill is passed it will modify the City of Foley's Extra Territorial and police jurisdictions. He stated he wants everyone to be aware this may affect some of the services they are currently receiving.

Chairman Hinesley stated Baldwin County has increased staffing for the environmental department and has reactivated the Environmental Board.

ADJOURN:

Chairman Hinesley adjourned the meeting at 5:49 p.m.