

PLANNING COMMISSION MEETING MINUTES
May 19, 2021 (City Hall Council Chambers) 5:30 P.M.

Page 1 of 6

The City of Foley Planning Commission held a regular scheduled meeting on May 19, 2021 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Ralph Hellmich, Deborah Mixon, Larry Engel, Phillip Hinesley, Wes Abrams, Calvin Hare and Sue Steigerwald. Absent members: 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 April 14, 2021 and April 21, 2021 meeting minutes.

Commissioner Hellmich made a motion to approve the April 14, 2021 and April 21, 2021 meeting minutes. Commissioner Abrams seconded the motion. All Commissioners voted aye.

Motion to approve the April 14, 2021 and April 21, 2021 meeting minutes passes.

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

PUBLIC HEARING:

1. Riebling "T" Family Limited- Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 59.16 +/- acres. The property is currently zoned R-1D (Residential Single Family) proposed zoning is TH-1 (Residential Townhouse). Property is located S. of E. Michigan Ave. and W. of S. Pecan St. Applicant is Riebling "T" Family Limited.

Mr. Eddie Robinson resident of 665 Parish Lakes Dr. asked if the commission has considered the neighboring property owners bought their homes with the understanding the adjacent land would be a single family zone. He asked how rezoning to a multi-family zone would benefit the neighboring property owners.

Mr. David Diehl explained the development will be single family homes with offset attached garages. He stated the reason for the requested zoning change is to allow smaller lots which will provide a larger area of green space for amenities and walking trails.

Mr. Robinson asked how many lots would be developed.

Commissioner Hellmich stated they are proposing 235 lots. He explained the current R-1D zone would allow approximately 300 lots with no required open space or amenities. He explained the proposed development will be a decrease in density.

Mr. Robinson asked about the plans for erosion and dust control.

Mr. Diehl explained they have not gotten into the design phase of the project.

PLANNING COMMISSION MEETING MINUTES
May 19, 2021 (City Hall Council Chambers) 5:30 P.M.

Page 2 of 6

Mr. Robinson asked who is currently responsible for maintaining the 20' strip of property between the proposed development and the neighboring subdivision.

Commissioner Hellmich explained the 20' strip is an unimproved right of way.

Mr. Glenn Smith resident of 1764 Arcadia Dr. asked if there would be a fence or buffer between the properties.

Mr. Diehl stated there is a 20' strip of land between the proposed development and the existing subdivision. He explained the proposed lake will be 10' or 15' from the property line.

Mr. Smith asked if the homes would be one or two story and the square footage of the homes. He stated the lots in Iberville Square are 50' x 120'. He explained the proposed lots are smaller and the proposed homes look like temporary housing.

Mr. Diehl explained the approval tonight is for the zoning of the property which includes the number and size of lots. He stated they are not present to get the types of homes that can be built on the property approved. He explained they can currently build the proposed homes on the property with the current zoning. He stated the item on the agenda is the rezoning and the reason is for added green space.

Commissioner Hellmich stated the request is to decrease the density from 300 lots to 235 lots. He explained they are proposing less density, more green space and off set garages which allow more space for parking vehicles.

Mr. Smith stated he is here to preserve his property and his neighborhood will be affected by the proposed development.

Commissioner Hellmich stated there is a lot of things involved with planning and zoning he stated there are laws and certain things the commission can and cannot do. He stated they have the right to build 300 homes on the property with the present zone. He explained they are proposing smaller but less lots in the development.

Mr. Glenn stated he would like to see homes like his built in the development.

Mrs. Miriam Boone explained the applicant met with staff before submitting for the rezone. She stated currently they are allowed 295 residential lots in an R-1D zone with no required open space or amenities. She stated they are proposing 60 less lots than allowed by right with 29% open space and amenities. She explained sidewalks will be provided on both sides of the street within the development with a sidewalk being added on Pecan St in the public right of way.

Mr. Rick Johnson resident of 1760 Arcadia Dr. stated this is a wonderful thing and needs to be approved. He explained it doesn't matter if the neighboring property owners like it or not it is being reduced from 300 allowed homes to 235. He stated if it is not approved they will build the 5 or 6 units per acre they are allowed to do now.

PLANNING COMMISSION MEETING MINUTES
May 19, 2021 (City Hall Council Chambers) 5:30 P.M.

Page 3 of 6

Mr. John Ballis resident of 653 Parish Lakes Dr. stated he came into the meeting confused and appreciates the clarification. He asked if there could be any deviation to the plans that are being presented.

Mr. Diehl stated there may be some minor changes due to the engineering on the project.

Mrs. Boone stated this is also a site plan approval. She stated some minor things maybe tweaked and changed. She stated the entire development cannot be changed or they would have to come back before the commission.

Mr. Ballis asked for clarification on how far the lake area would be from his property.

Mr. Diehl explained there is the 20' right of way then there will be approximately 10' to 20' feet before the lake will begin.

Mr. Carl Snider stated there will be a lot of water from the development that will need to be handled. He explained several of the homes in the area flooded in 2014. He asked if the pond would be wet or dry and if there would be pumps and a well for the pond.

Mr. Diehl stated the pond will be wet and have a well. He stated the engineering of the site has not been completed at this time.

Commissioner Hellmich stated several things have been implemented since the 2014 flood which include low impact development standards. He stated the standards for new subdivisions are much higher than they were when Iberville Square and Parish Lakes were developed.

Mr. Chad Christian stated they will have to meet the requirements before they can request preliminary approval.

Mr. Snider stated there have been issues in the past with dust. He explained there are currently issues with traffic at the Juniper St. and Michigan Av. Intersection.

Commissioner Hellmich stated there are currently things in the works to help improve the traffic in the area. He explained a traffic circle is being considered for Michigan Ave. and Juniper St. He stated the Pecan St. extension will connect to the traffic circle at Pride Dr. which will give access to an arterial road.

A resident asked if the traffic from the development would be coming through Iberville Square.

Commissioner Hellmich stated there will be no connections between the proposed subdivision and Iberville Square.

2. Breland Homes Coastal, LLC- Prezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the prezoning of 26.64 +/- acres. The proposed zoning is PUD (Planned Unit Development). Property is located E. of S. Hickory St. and N. of County Rd. 20 S. Applicant is Breland Homes Coastal, LLC.

PLANNING COMMISSION MEETING MINUTES

May 19, 2021 (City Hall Council Chambers) 5:30 P.M.

Page 4 of 6

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

3. MTSC Land Development- Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 13.13 +/- acres. Property is currently zoned R-3 (Residential Multi-Family) proposed zoning is PUD (Planned Unit Development). Property is located E. of S. Hickory St. and N. of County Rd. 20 S. Applicant is MTSC Land Development.

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

Mrs. Boone explained agenda items # 2 and 3 need separate recommendations. She explained the three parcels will all be zoned PUD and create one development.

Commissioner Engel asked what comparable the zoning the residence across the street if they were in the city limits.

Mrs. Boone stated they would probably be comparable to our R-1D zone and listed as a residential medium density on the future land use map.

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

NEW BUSINESS:

1. Marlin Place - Preliminary Extension

The City of Foley Planning Commission has received a request for a one year preliminary extension for Marlin Place. Property is located S. of Michigan Ave. and W. of S. Hickory St. Applicant is Lieb Engineering Company.

Mrs. Boone explained an email was received from Mrs. Leslie Gahagan stating all the extension requests on tonight's agenda are compliant and issues have been corrected.

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

Motion to approve the requested one year extension passes.

2. Glen Lakes Unit One Phase 3- Preliminary Extension

The City of Foley Planning Commission has received a request for a one year preliminary extension for Glen Lakes Unit One Phase 3. Property is located N. of County Rd. 12 and W. of Clarke Ridge Rd. Applicant is Mullins, LLC.

Commissioner Hellmich made a motion to approve the requested one year preliminary extension passed on the fact that all the previous issues have been corrected. Commissioner Abrams seconded the motion. All Commissioners voted aye.

Motion to approve the requested one year preliminary extension passes.

Note: *Denotes property located in the Planning Jurisdiction

PLANNING COMMISSION MEETING MINUTES

May 19, 2021 (City Hall Council Chambers) 5:30 P.M.

Page 5 of 6

3. River Oaks Phase 1- Preliminary Extension

The City of Foley Planning Commission has received a request for a six month preliminary extension for River Oaks Phase. Property is located at the NE corner of Hickory St. and 9th Ave. Applicant is Jade Consulting.

Commissioner Abrams made a motion to approve the requested six month extension. Commissioner Steigerwald seconded the motion. All Commissioners voted aye.

Motion to approve the requested six month extension passes.

4. Riebling "T" Family Limited- Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 59.16 +/- acres. The property is currently zoned R-1D (Residential Single Family) proposed zoning is TH-1 (Residential Townhouse). Property is located S. of E. Michigan Ave. and W. of S. Pecan St. Applicant is Riebling "T" Family Limited.

Commissioner Abrams made a motion to approve recommend the requested rezoning to Mayor and Council due to the reduction of lots and added amenities. Commissioner Hellmich seconded the motion.

Commissioner Hellmich stated he feels comfortable staff will handle the review process of the detailed engineered plans and address any concerns or issues.

Commissioner Engel abstained. All other Commissioners voted aye.

Motion to recommend the requested rezoning to Mayor and Council passes.

5. Breland Homes Coastal, LLC- Prezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the prezoning of 26.64 +/- acres. The proposed zoning is PUD (Planned Unit Development). Property is located E. of S. Hickory St. and N. of County Rd. 20 S. Applicant is Breland Homes Coastal, LLC.

Chairman Hinesley stated item # 5 and #6 will be one development.

Commissioner Hellmich made a motion to recommend to Mayor and Council the requested prezoning. Commissioner Abrams seconded the motion.

Commissioner Steigerwald asked about the road connections.

Mr. Joe Rector stated the development will connect to a previously approved development to handle the required access points.

All Commissioner voted aye.

Motion to recommend to Mayor and Council the requested prezoning passes.

Note: *Denotes property located in the Planning Jurisdiction

PLANNING COMMISSION MEETING MINUTES

May 19, 2021 (City Hall Council Chambers) 5:30 P.M.

Page 6 of 6

6. MTSC Land Development- Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 13.13 +/- acres. Property is currently zoned R-3 (Residential Multi-Family) proposed zoning is PUD (Planned Unit Development). Property is located E. of S. Hickory St. and N. of County Rd. 20 S. Applicant is MTSC Land Development.

Commissioner Abrams made a motion to recommend to Mayor and Council the requested rezoning. Commissioner Hare seconded the motion. All Commissioners voted aye.

Motion to recommend the requested rezoning to Mayor and Council passes.

7. Public Project- South Pecan Street Extension

Commissioner Hare made a motion to recommend the public project of the South Pecan Street extension to Mayor and Council. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to recommend the requested public project of the South Pecan Street extension to Mayor and Council passes.

ADJOURN:

Meeting adjourned at 6:18 p.m.