

**PLANNING COMMISSION MEETING MINUTES**  
**November 10, 2021 (Council Chambers of City Hall) 5:30 P.M.**

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The City of Foley Planning Commission held a regular scheduled meeting on November 10, 2021 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Larry Engel, Deborah Mixon, Ralph Hellmich, Vera Quaites, Calvin Hare, Wes Abrams and Sue Steigerwald. Absent members were: Phillip Hinesley and Bill Swanson. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Eden Lapham, Planner 1 and Melissa Ringler, Recording Secretary.

Vice-Chairman Hare called the meeting to order at 5:30 p.m.

**MINUTES:**

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

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

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

Vice-Chairman Hare adjourned the regular meeting and opened the public hearing.

**PUBLIC HEARING:**

**1. Streamline Addition to Foley Plat No. 1- Minor**

The City of Foley Planning Commission has received a request for approval of Streamline Addition to Foley Plat No. 1 a minor subdivision which consists of 5.1+/- acres and 3 lots. Property is located W. of State Hwy. 59 and N. of County Rd. 20 W. Applicant is SDP AL Foley 1, LLC.

Vice-Chairman Hare asked if there were any members of the public to speak on the item.

Mr. Bill Wilson with Gonzales Strength stated he is representing the applicant and present if anyone had any questions. He explained the request is for a 3 lot commercial subdivision.

**2. Grand Riviera RV Park- Preliminary**

The City of Foley Planning Commission has received a request for preliminary approval of Grand Riviera RV Park which consists of 25.29 +/- acres and 143 lots. Property is located S. of County Rd. 20 (Mifflin Rd.) and W. of James Rd. Applicant is Stacey Ryals.

Vice-Chairman Hare asked if any members of the public were present to speak on the item.

Mrs. Miriam Boone asked the applicant if a decision was made regarding accessory structures being added to the lots.

Mr. Jim Brown stated there would be gazebos and small storage structures allowed within the park but no coach houses. He explained the lots will be sold and then rented through an onsite central office.

Mrs. Boone stated they will need to apply for building permits for any accessory structures added to the lots.

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Vice-Chairman Hare closed the public hearing and reconvened the regular meeting.

**NEW BUSINESS:**

**1. Rosewood Subdivison- Preliminary Extension**

The City of Foley Planning Commission has received a request for a 12 month preliminary extension for Rosewood Subdivision Phases 2 & 3. Property is located S. of County Rd. 20 and E. of County Rd. 65. Applicant is Dewberry

Commissioner Hellmich stated he has concerns regarding five lots that are located within the 500 year flood plain. He explained the house elevation may need to be increased on these lots to prevent flooding. He asked if a note could be added to the plat regarding the elevation.

Mr. Christian stated the Commissioners have the authority to request a restriction be added to the plat.

Commissioner Hellmich made a motion to approve the requested extension with a modification being made to the plat to have a note added to read lots 52-57 floor elevations will be above the 500 year flood plain. Commissioner Engel seconded the motion. All Commissioners voted aye.

**Motion to approve the requested extension with a modification being made to the plat to have a note added to read lots 52-57 floor elevations will be above the 500 year flood plain passes.**

**2. Quail Landing Phase 2, 3 & 4- Preliminary Extension**

The City of Foley Planning Commission has received a request for a 6 month preliminary extension for Quail Landing Phases 2, 3 & 4. Property is located at the NE corner of Pecan St. and Lay Ln. Applicant is Mullins, LLC.

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

**Motion to approve the requested 6 month preliminary extension passes.**

**3. Parkside Phase 2- Preliminary Extension**

The City of Foley Planning Commission has received a request for a 6 month preliminary extension for Parkside Phase 2. Property is located N. of Cater Lee Way and W. of Hickory St. Applicant is Jim Brown.

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.**

**4. Mitchell Saxon- Duplex Site Plan Review**

The City of Foley Planning Commission has received a request for a site plan review for a duplex. Property is located at 308 W. Azalea Ave. and is zoned R-2. Applicant is Mitchell Saxon.

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Mrs. Boone stated the site plan is meeting zoning requirements.

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

**Motion to approve the requested duplex site plan passes.**

**5. Randy McKinney- Laurel Avenue RV Storage Site Plan Review**

The City of Foley Planning Commission has received a request for a site plan review for Laurel Avenue RV Storage. Property is located N. of US. Hwy. 98 and E. of Bender Rd. Applicant is Randy McKinney.

Mrs. Boone stated a use permitted on appeal has been approved by the Board of Adjustment and Appeals.

Commissioner Abrams made a motion to approve the requested Laurel Avenue RV storage site plan. Commissioner Mixon seconded the motion. All Commissioners voted aye.

**Motion to approve the requested Laurel Avenue RV storage site plan passes.**

**6. Streamline Addition to Foley Plat No. 1- Minor**

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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.**

**7. RIVI Apartments- Site Plan Review**

The City of Foley Planning Commission has received a request for a site plan review for RIVI Apartments. Property is located at the SW corner of Juniper St. and Riviera Blvd. Applicant is Thompson Engineering.

Commissioner Hellmich stated he would like to applaud the developer for adding sidewalks along the public right of way to allow connectivity.

Mrs. Boone stated staff met with the applicants a few weeks ago after negotiating the density was decreased and off site sidewalks were added.

Commissioner Hellmich stated the location is great for apartments.

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

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**Motion to approve the requested site plan passes.**

**8. Grand Riviera RV Park- Preliminary**

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Commissioner Abrams made a motion to approve the requested preliminary. Commissioner Mixon seconded the motion. All Commissioners voted aye.

**Motion to approve the requested preliminary passes.**

**9. Live Oak Village- PUD Modification**

The City of Foley Planning Commission has received a request for a PUD modification for Live Oak Village. The property is located W. of Cedar St. and N. of W. Peachtree Ave. Applicant is McCrory & Williams, Inc.

Mrs. Boone explained the PUD was approved several years ago. She stated since that time requirements have changed. She explained the Construction Manual now requires a 15' common area on lots that back up to other lots. She stated due to the change the applicant is requesting to modify the rear yard setbacks.

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

**Motion to approve the requested PUD modification passes.**

**10. 2022 Deadline and Meeting Calendar**

Commissioner Abrams made a motion to approve the 2022 deadline and meeting calendar. Commissioner Mixon seconded the motion. All Commissioners voted aye.

**Motion to approve the 2022 deadline and meeting calendar passes.**

**ADJOURN:**

Commissioner Hellmich made a motion to adjourn at 5:50 p.m. Commissioner Mixon seconded the motion. All Commissioners voted aye.

**Motion to adjourn at 5:50 p.m. passes.**