

**Board of Adjustment and Appeals Meeting Minutes**  
**April 11, 2022**

The City of Foley Board of Adjustment and Appeals held a meeting on April 11, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: LuAnne McCarley, Montie Clark, Keith Jiskra, Terry Young and George James. Absent member was Jack Kimsey. Staff present were: Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

Vice Chairman Keith Jiskra called the meeting to order at 5:30 p.m.

**MINUTES:**

Approval of the March 14, 2022 meeting minutes.

George James made a motion to approve the March 14, 2022 meeting minutes. LuAnne McCarley seconded the motion. All members voted aye.

**Motion to approve the March 14, 2022 meeting minutes passes.**

**NEW BUSINESS & PUBLIC HEARINGS:**

**1. John & Sandra Lloyd- Variance**

The City of Foley Board of Adjustment and Appeals received a request for a variance to Article 14.1.4, D to allow a 6' +/- rear yard setback for a pool enclosure in an R-1C zone. Property is located at 1032 Destin Ave. Applicants are John and Sandra Lloyd.

A representative with Gulf Aluminum stated they are requesting a variance for a pool enclosure. He explained the homeowner has lung and health issues and is unable to clean their pool. He stated a neighbor had a similar situation and a variance was issued by the City.

Vice Chairman Keith Jiskra stated he visited the site and it appears the screen enclosure has already been installed. He asked if the Home Owners Association has approved the enclosure.

The representative stated the enclosure has been installed due to miscommunication between him and the pool contractor. He explained he could not confirm that the homeowner's association approval was received. He stated it would be the home owner's responsibility to apply and get approval from the association.

LuAnne McCarley asked what was directly behind the property.

The representative stated he believed another home is behind the applicant's lot.

Vice Chairman Keith Jiskra asked if there were any members of the public to speak on the item, there were none. He stated no objections had been received regarding the request.

Commissioner George James made a motion to approve the requested variance. Commissioner LuAnne McCarley seconded the motion. Roll call vote: LuAnne McCarley, aye; Montie Clark, aye; Keith Jiskra, aye; Terry Young, aye and George James, aye.

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

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**2. Kyle Koehle- Use Permitted on Appeal**

The City of Foley Board of Adjustment and Appeals has received a request for a use permitted on appeal for Article 10.1.5 to allow temporary off-street parking in an R-3 zone. Property is located S. of W Fern Ave and E. of N Alston St. Applicant is Kyle Koehle.

Mr. Kevin Crumley stated he is the Engineer for the project. He explained they are requesting a parking variance. He stated the parking variance is needed for the huge expansion they will be doing for the hospital that will result in loss of parking due to construction. He stated the parking area will be relatively nearby and the intent is to have a shuttle service. He explained they will be landscaping the area along S. Alston St. and the area will provide 200 parking spaces.

Vice Chairman Keith Jiskra asked if anyone has looked at how the added parking will affect traffic in the area.

Mr. Crumley stated a traffic study has not been done.

Mr. Brandon Nelson explained the land is being temporarily leased and the property will be turned back over to the owner in 2025 with an option to renew the lease after 3 years.

George James asked if the property would be returned to its current state after the lease has expired.

Mr. Nelson stated under the lease agreement they are not obligated to return the property to its current state.

Montie Clark asked if a parking garage will be included in the expansion.

Mr. Crumley stated there will not be a parking garage. He explained they have acquired additional land and there will be added parking included in the expansion.

The resident of 1203 N. Alston St. said they need to look at areas closer to the hospital for parking. He explained traffic and speeding in the area is already an issue and this will cause more problems. He stated they need to look at how this will affect his residential property value down the road. He explained he walks every morning and people fly down the road. He stated the parking area is going to increase crime and wrecks.

The resident of 1213 S. Alston stated we all know we are a visitor area. He asked who is going to prevent people from sleeping in their cars in the parking lot. He stated a traffic study should have been done due to the traffic already being an issue in this area. He asked who will be monitoring and making sure construction workers and others do not park campers on the property.

Mr. Nelson stated the parking area will be a part of the hospital campus and used for employee only parking. He explained there will be security and monitoring of the parking area 24 hours a day.

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Mrs. Melissa Ringler stated her understanding is the City will be reducing the speed limit on S. Alston St.

LuAnne McCarley made a motion to approve the use permitted on appeal through 2027. George James seconded the motion. Roll call vote: LuAnne McCarley, aye; Montie Clark, aye; Keith Jiskra, aye; Terry Young, aye and George James, aye.

**Motion to approve the use permitted on appeal through 2027 passes.**

**ADJOURN:**

Montie Clark made a motion to adjourn at 5:50 p.m. Terry Young seconded the motion. All members voted aye.

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