

PLANNING COMMISSION
MEETING AGENDA MINUTES July 20, 2022
(Council Chambers of City Hall) 5:30 P.M.

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The City of Foley Planning Commission held a meeting on July 20, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Vera Quaites, Ralph Hellmich, Wes Abrams, Calvin Hare, Phillip Hinesley and Tommy Gebhart. Absent member was Bill Swanson. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Eden Lapham, Planner 1 and Melissa Ringler, Recording Secretary.

Chairman Abrams called the meeting to order at 5:01 p.m.

MINUTES:

Approval of the June 8, 2022 and June 15, 2022 meeting minutes.

Commissioner Gebhart made a motion to approve the June 8, 2022 and June 15, 2022 meeting minutes. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to approve the June 8, 2022 and June 15, 2022 meeting minutes passes.

AGENDA ITEMS:

I. *Magnolia Springs Station Phase II- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Magnolia Springs Station Phase 2 which consists of 18.04 +/- acres and 6 lots. Property is located between Grantham Rd. and Poser Road and S. of County Rd. 26 and is located in the City of Foley Planning Jurisdiction. Applicant is Cotton Bayou Development, LLC.

Public Hearing:

Mr. Aaron Collins with S. E. Civil stated he was present to answer any question regarding the request.

Mr. Steve Mobley stated he has property directly to the north and doesn't want water from the development coming through his property. He explained he did not see any detention shown on the plans and wants to make sure the runoff water is addressed.

Mr. Collins explained the calculations were done and showed the amount of runoff is not substantial enough to require a retention pond. He stated the lots will be large single family lots with minimal impervious service. He explained there is no anticipated growth in the water shed off the property. He stated since detention is not required anything developed on the lots will require a Civil Engineer to evaluate the site development.

Mr. Dyess stated if predevelopment and post development runoff changes at all retention would be required.

Mrs. Boone stated the property is located in district 21 which has a 3 acre minimum lot requirement.

Mr. Mobley stated the culvert currently under County Rd. 26 is undersized.

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Commissioner Hellmich stated he knows Baldwin County has been working on trying to upgrade some of the culverts within the County.

Mr. Vince Emmons asked what the plans are for the property.

The applicant stated the lots are all larger and suspects that nice large homes will be built on the lots.

Mr. Collins stated they will be coming back at a later date for phase 3. He explained they have dedicated the right of way to facilitate the paving of Grantham Rd.

Planning Commission Action:

Commissioner Hare made a motion to approve the requested preliminary. Commissioner Hellmich seconded the motion. All Commissioners voted aye.

Motion to approve the requested preliminary passes.

2. 410 W Persimmon Subdivision- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of 410 W Persimmon Subdivision which consists of 1.37 +/- acres and 4 lots. Property is located N. of W. Satsuma Ave. and W. of N. Oak St. Applicant is Weygand Wilson Surveying LLC.

Public Hearing:

Chairman Abrams stated the applicant has requested to carry the item over to next month's meeting. He asked if there were any members of the public to speak on the item. There were none.

Planning Commission Action: no one to speak on the item

Commissioner Gebhart made a motion to approve the request to carry over the item to next month's meeting. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to approve the request to carry over the item to next month's meeting passes.

3. *Kipling Meadows Phase 2- Request for Preliminary Extension

The City of Foley Planning Commission has received a one year preliminary extension request for Kipling Meadows Phase 2. Property is located S. of County Rd. 16, W. of County Rd. 65 and is located in the City of Foley Planning Jurisdiction. Applicant is Dewberry

Planning Commission Action:

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

Motion to approve the requested extension passes.

4. U-Haul- Request for Site Plan

Note: *Denotes property located in the Planning Jurisdiction

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The City of Foley Planning Commission has received a request for a site plan approval for U-Haul. Property is located at 8220 State Hwy. 59. Applicant is Goodwyn Mills Cawood.

Planning Commission Action:

Mrs. Boone explained the use was approved by the Board of Adjustment and Appeals in January 2022.

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

Motion to approve the requested site plan passes.

5. 2020 Subdivision- Request for PDD Modification

The City of Foley Planning Commission has received a request for a PDD modification. Property is located E. of S. McKenzie St. and S. of County Rd. 20. Applicant is Brookwood Development LLC.

Planning Commission Action:

Chairman Abrams stated the applicant has requested to withdraw the item.

6. J 1 Housing/City of Foley- Request for Site Plan

The City of Foley Planning Commission has received a request for a site plan approval for J 1 Housing. Property is located E. of Juniper St. and S. of Stabler Way. Applicant is International Residence Hall.

Planning Commission Action:

Commissioner Gebhart made a motion to approve the requested site plan. Commissioner Hare seconded the motion.

Mrs. Boone explained the Planning Commission approved a PDD modification for the site and use on 5/18/22.

Commissioner Hinesley asked about the landscaping plans and fencing.

Mrs. Boone stated they will have to meet the City's landscape requirements. She stated they will have to select a style of fencing from the allowable fencing types.

Commissioner Hellmich stated staff has been on site and performed a tree survey which shows there are no live oaks located on the property.

Commissioner Hinesley stated he would like to see some of the trees on the property saved.

Mr. Dyess explained they will only be allowed to clear 25 acres at a time.

Commissioner Hellmich stated the entire site is 25 acres.

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Mr. Ron Kempkers stated they are here to help the community and want to work with the community. He explained the project is not about how much money can be made or how many rooms can be developed on the lots. He stated if the City would like to see trees left on the site they will leave more trees. He explained they have no intentions of clear cutting the entire property and will begin construction and site clearing at this time only for phase 1.

Commissioner Hellmich stated they are working on additional sidewalks being added in the area to assist in walkability.

Mr. Kempkers stated there will also be a shuttle pickup and drop off location. He stated he has worked with municipalities all over and the experience he has had with the City of Foley has been truly humbling.

All Commissioners voted aye.

Motion to approve the requested site plan passes.

7. Public Projects- Downtown Wayfinding Signage

The City of Foley has received a public projects request for downtown wayfinding signage.

Planning Commission Action:

Commissioner Hinesley made a motion to approve the public project for downtown wayfinding signage. Commissioner Engel seconded the motion.

Mr. Dyess stated he is working with LaDonna Hinesley and Darrelyn Dunmore on the material type for the signage.

All Commissioners voted aye.

Motion to approve the requested public project for wayfinding signage passes.

ADJOURN:

Chairman Abrams made a motion to adjourn the meeting at 6:05 p.m.

Planning Commission Chairman

Date

Recording Secretary

Date