

**PLANNING COMMISSION
MEETING MINUTES FEBRUARY 15, 2023
(Council Chambers of City Hall) 5:30 P.M.**

The City of Foley Planning Commission held a meeting on February 15, 2023 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Vera Quaites, Ralph Hellmich, Wes Abrams, Calvin Hare, Phillip Hinesley, Bill Swanson and Tommy Gebhart. Members absent were: Deborah Mixon and Larry Engel. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Angie Eckman, Environmental Manager; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

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

MINUTES:

Approval of the January 11, 2023 and January 18, 2023 meeting minutes.

Commissioner Hinesley made a motion to approve the January 11, 2023 and January 18, 2023 meeting minutes. Commissioner Swanson seconded the motion. All Commissioners voted aye.

Motion to approve the January 11, 2023 and January 18, 2023 meeting minutes passes.

AGENDA ITEMS:

1. Primland Phase 3- Request for 1 year Preliminary Extension

The City of Foley Planning Commission has received a 1 year preliminary extension request for Primland Phase 3. Property is located S. of County Rd. 12 & E. of Wolf Bay Dr. Applicant is Terracore Development Services.

Mrs. Miriam Boone explained Phase 3 is under construction. She stated staff is recommending approval of the extension.

Planning Commission Action:

Commissioner Hellmich made a motion to approve the extension based on staff's recommendation and the phase being under construction. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

Motion to approve the extension based on staff's recommendation and the phase being under construction passes.

2. Riverside at Arbor Walk Phase 3- Request for 6 month Preliminary Extension

The City of Foley Planning Commission has received a 6 month preliminary extension request for Riverside at Arbor Walk Phase 3. Property is located E. of County Rd. 65 and N. of County Rd. 12. Applicant is Dewberry Engineers Inc.

Mrs. Boone explained staff are recommending approval of the requested extension.

Planning Commission Action:

Commissioner Hinesley made a motion to approve the requested extension. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

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Motion to approve the requested extension passes.

3. *Hadley-Jones Subdivision- Request for Minor Subdivision

The City of Foley Planning Commission has received a request for approval of Hadley-Jones Subdivision, a minor subdivision which consists of 1.60 +/- acres and 2 lots. Property is located at the SE corner of Hadley Rd. and N. Juniper St. and is located in the City of Foley Planning Jurisdiction. Applicant is Weygand Wilson Surveying, LLC.

Mrs. Boone stated there was a staff comment from the Engineering Department requesting the septic tanks and field lines be shown on the plat. She stated the applicant has added the requested information to the plat and staff is recommending approval.

Public Hearing:

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

Planning Commission Action:

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

Motion to approve the requested minor subdivision passes.

4. *Driftwoods Two- Request for Minor Subdivision

The City of Foley Planning Commission has received a request for approval of Driftwoods Two, a minor subdivision which consists of 76.15 +/- acres and 2 lots. Property is located S. of County Rd. 26 and E. of County Rd. 65 and is located in the City of Foley Planning Jurisdiction. Applicant is Dewberry Engineers Inc.

Mrs. Boone explained the property is located in unzoned Baldwin County. She stated they are combining three lots into two lots and staff is recommending approval.

Public Hearing:

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

Planning Commission Action:

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

Motion to approve the requested minor subdivision passes.

ADJOURN:

Chairman Abrams adjourned the meeting at 5:38 p.m.