

**PLANNING COMMISSION
MEETING MINUTES AUGUST 16, 2023
(Council Chambers of City Hall) 5:30 P.M.**

The City of Foley Planning Commission held a meeting on August 16, 2023 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, Wes Abrams, Calvin Hare, Phillip Hinesley and Bill Swanson. Absent members were: Ralph Hellmich and Tommy Gebhart. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Angie Eckman, Environmental Manager; Amanda Cole, Planning and Zoning and Assistant and Melissa Ringler, Recording Secretary.

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

MINUTES:

Approval of the July 12, 2023 and July 19, 2023 meeting minutes.

Commissioner Hinesley made a motion to approve the July 12, 2023 and July 19, 2023 meeting minutes. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to approve the July 12, 2023 and July 19, 2023 meeting minute's passes.

AGENDA ITEMS:

1. AAM Equipment Rental- Site Plan Extension

The City of Foley Planning Commission has received a 1 year site plan extension request for AAM Equipment Rental. Property is located E. of the Foley Beach Express and S. of Doc McDuffie Rd. Applicant is OTK Architecture.

Planning Commission Action:

Mrs. Miriam Boone stated the extension is for 12 months and the applicant has submitted for their permits.

Commissioner Quaites made a motion to approve the 12 month site plan extension request. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to approve the 12 month site plan extension passes.

2. Bay Street Village Phase 1- Preliminary Extension

The City of Foley Planning Commission has received a 6 month preliminary extension request for Bay Street Village Phase 1. Property is located at the NW corner of Michigan Ave. and Bay Street. Applicant is Goodwyn Mills Cawood, LLC.

Planning Commission Action:

Chairman Abrams stated he is combining agenda items 2 & 3.

Mrs. Boone explained at the work session the applicant was made aware that a crosswalk is being requested. She stated the applicant is working with staff on the crosswalk details.

Mr. Chad Christian stated he visited the site today and they are nearing completion.

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Commissioner Hare made a motion to approve the 6 month extension request for Bay Street Village Phase 1 & 2. Commissioner Swanson seconded the motion. All commissioners voted aye.

Motion to approve the 6 month extension request for Bay Street Village Phase 1 & 2 passes.

3. Bay Street Village Phase 2- Preliminary Extension

The City of Foley Planning Commission has received a 6 month preliminary extension request for Bay Street Village Phase 2. Property is located at the NW corner of Michigan Ave. and Bay Street. Applicant is Goodwyn Mills Cawood, LLC.

Planning Commission Action:

Item discussed with agenda item # 2.

4. *Childress-Dillon Line Shift & Family Division- Request for Minor/Exempt

The City of Foley Planning Commission has received a request for approval of the Foley Childress-Dillon Line Shift & Family Division, a minor/exempt subdivision which consists of 35 acres and 2 lots. Property is located W. of Barner Rd. and S. of W. Michigan Ave. Applicants are John & Marilyn Dillon.

Planning Commission Action:

Mrs. Boone explained the property is located in unzoned Baldwin County and staff is recommending approval.

Commissioner Hare made a motion to approve the requested minor/exempt subdivision. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to approve the requested minor/exempt subdivision passes.

5. Resubdivision of Lot 1 of the Foley Crossroads Subdivision- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of the Resubdivision of Lot 1 of Foley Crossroads Subdivision which consists of 124.7 +/- acres and 9 lots. Property is located at the SW corner of County Rd. 20 and the Foley Beach Express. Applicant is Engineering Design Group, LLC.

Public Hearing:

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

Mrs. Boone explained that the staff is recommending approval. She stated the Engineering Department has noted the lots shown without existing frontage should be Phase 2 or not a part of this subdivision. It was also noted that the Council is participating in an Economic Development project related to road design and construction.

Planning Commission Action:

Commissioner Quaites made a motion to approve the requested preliminary. Commissioner Hare seconded the motion. All members voted aye.

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Motion to approve the requested preliminary passes.

6. Element Townhomes- Request for 1 year Site Plan Extension

The City of Foley Planning Commission has received a 9 month site plan extension request for Element Townhomes. Property is located S. of County Rd. 20 and E. of State Hwy. 59. Applicant is KTC Development, LLC.

Planning Commission Action:

Mrs. Boone explained the request is for a 9 month extension to begin on the current October expiration date. She stated staff is recommending approval. She explained Mr. Dyess has spoken with the applicant regarding the new federal wetland ruling.

Commissioner Hare made a motion to approve the requested 9 month extension. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to approve the requested 9 month extension passes.

7. Subdivision Regulation- Amendments

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 Engel made a motion to approve the Subdivision Regulation amendments. Commissioner Hinesley seconded the motion. All Commissioners voted aye.

Motion to approve the Subdivision Regulation amendments passes.

ADJOURN:

Chairman Abrams adjourned the meeting at 5:47 p.m.