

The City of Foley Board of Adjustment & Appeals held a meeting on November 13, 2023 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Keith Jiskra, George James, Terry Young, Luanne McCarley and Gregg Knight. Staff present were: Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

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

MINUTES:

Approval of the October 9, 2023 meeting minutes.

Luanne McCarley made a motion to approve the October 9, 2023 meeting minutes. Gregg Knight seconded the motion. All members voted aye.

Motion to approve the October 9, 2023 meeting minutes passes.

NEW BUSINESS & PUBLIC HEARINGS:

1. Jason Olson/StowAway Storage- Variance

The City of Foley Board of Adjustment and Appeals has received a request for a variance for Article 10.1 D, number of required off street parking spaces for storage, warehouse in a B-1A zone. Property is located E. of the Foley Beach Express and N. of Hwy. 98. Applicant is Jason Olson.

Mr. Tom Granger stated the applicant is building a Boat and RV storage facility on Hwy. 98. He stated the applicant has completed phase one of the development and this request is for the parking in phase two. He explained a variance was received for the required number of parking spaces in phase one which was approved based on a .26 ratio. He stated he used the same .26 ration and came up with 12 parking spaces for phase two. He explained the required parking is based off the square footage of the building. He stated the use does not utilize much parking due to the fact most vehicles will primarily be picking up or dropping off boats and RV's.

Luanne McCarley stated she visited the site on Saturday and had a hard time identifying the location based on the provided drawing.

Mr. Granger explained the map provided is for the second phase of the development which is located behind phase one.

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

George James made a motion to approve the requested variance. Gregg Knight seconded the motion. All members voted aye.

Motion to approve the requested variance passes.

2. Frank Esposito- Variance

The City of Foley Board of Adjustment and Appeals has received a request for a variance for Article 8.1.2, accessory structures shall be at least 10' from any habitable structure on the same lot. Property is located at 1028 Chloe St. Applicant is Frank Esposito.

Chairman Jiskra stated the variance is for a pergola that has already been constructed.

Mr. Frank Esposito stated the contractors started and completed the construction earlier than expected.

George James made a motion to approve the requested variance. Luanne McCarley seconded the motion. All members voted aye.

Motion to approve the requested variance passes.

3. LMS Construction LLC/Allier- Variance

The City of Foley Board of Adjustment and Appeals has received a request for a variance for Article 22.2, signs permitted within residential districts setback, height and location. Property is located at the SW corner of S. Pecan St. and E. Michigan Ave. Applicant is LMS Construction LLC.

A representative from LMS Construction LLC stated they are building a 223 unit multi- family development. He explained they are requesting a variance for the setback, height and location of the sign. He stated sketches were provided of the signage.

Chairman Jiskra explained he visited the site and had a hard time telling exactly where the sign would be located since the development is still under construction. He stated based on the drawings provided it appears the signage would not block the view of traffic. He stated there appears to be plenty of room on the corner and the sign is setback a good distance.

The representative stated they have set the signage back as far as possible and it will not interfere with the view of traffic.

George asked if the signage would be on any type of berm.

The representative stated the signage will not be located on a berm.

George James made a motion to approve the requested variance. Gregg Knight seconded the motion. All members voted aye.

Motion to approve the requested variance passes.

4. 2024 Meeting & Deadline Calendar

George James made a motion to approve the 2024 meeting & deadline calendar. Luanne McCarley seconded the motion. All members voted aye.

Motion to approve the 2024 meeting & deadline calendar passes.

ADJOURN:

Gregg Knight made a motion to adjourn at 5:40 p.m. George James seconded the motion. All members voted aye.

Motion to adjourn at 5:40 p.m. passes.