

The City of Foley Board of Adjustment & Appeals held a meeting on April 8, 2024 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Gary Hellmich, Keith Jiskra, Steve Bailey, Gregg Knight, Brandon Nelson and alternate member Tyler Higginbotham. Absent member was Luanne McCarley. 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.

Chairman Jiskra welcomed new members Brandon Nelson and Tyler Higginbotham.

MINUTES:

Approval of the minutes for the March 11, 2024 meeting minutes.

Steve Bailey made a motion to approve the March 11, 2024 meeting minutes. Gregg Knight seconded the motion. All members voted aye.

Motion to approve the March 11, 2024 meeting minutes passes.

NEW BUSINESS & PUBLIC HEARINGS:

1. Steve Rohal – 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 18.1.4, B to allow boat and RV storage in a B-3 zone. Property is located N. of Fielding Park Dr. and W. of S. Hickory St. Applicant is Steve Rohal.

Mr. Steve Rohal explained he is requesting to add additional spaces to the previously approved boat and RV storage development. He stated the additional spaces would not be covered and will be gated.

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

Gary Hellmich made a motion to approve the requested use permitted on appeal. Brandon Nelson seconded the motion. Roll call vote: Steve Bailey, aye; Gregg Knight, aye; Keith Jiskra, aye; Gary Hellmich, aye and Brandon Nelson, aye.

Motion to approve the requested use permitted on appeal passes.

2. Bob Irwin – Variance

The City of Foley Board of Adjustment and Appeals has received a request for a variance for Article 18.1.2, C to allow a wholesale business in a B-1A zone. Property is located at 1000 S. McKenzie St. Applicant is Bob Irwin.

Mr. David Irwin explained the prospective tenants would like to lease the commercial storefront located at 1000 S. McKenzie St. He explained the building has been leased commercially for years to similar tenants. He stated the prospective tenant L.L. Berky, Inc. dba Johnstone Supply is a leading wholesale distributor serving heating, ventilation, air conditioning and refrigeration contractors with over 450 wholesale locations across the U.S.

and Canada serviced by a distribution network with strategically located centers throughout the U.S. He explained they utilize very professional showrooms, warehouse facility and training centers staffed with highly trained personnel and provide exceptional service to the vital industry. He stated they offer a very valuable supply option for the present demand and the future growth of our area. He explained Johnstone Supply and its local owners are dedicated to their communities in the Florida Panhandle and are excited about coming to Foley.

Chairman Jiskra asked if there would be any modifications done to the exterior of the building.

Mr. Irwin stated the tenant is planning on painting the exterior of the building and adding new signage.

Steve Bailey stated he doesn't see this business being any different than some of the past tenants that have occupied the space. He explained he has no issue with the request and feels a wholesale business will produce less traffic than a retail business.

Gregg Knight asked about the trucks entering off of State Hwy. 59.

Gary Hellmich stated there is an additional entrance behind the building.

Chairman Jiskra asked about the number of staff that would be hired for the business.

A Johnstone Supply representative stated they are planning to hire five employees. He explained 99% of the business will be wholesale.

Gregg Knight made a motion to approve the requested variance. Steve Bailey seconded the motion. Roll call vote: Steve Bailey, aye; Gregg Knight, aye; Keith Jiskra, aye; Gary Hellmich, aye and Brandon Nelson, aye.

Motion to approve the requested variance passes.

3. Teri Mitchell – Variance

Carried over from last month and has requested to withdraw

The City of Foley Board of Adjustments and Appeals has received a request for a variance 1953 for Article 8.1.2, accessory structures shall be at least 5' from all lot lines. Property is located at 12275 Nanwood Dr. Applicant is Teri Mitchell

Steve Bailey explained he and Gary Hellmich meet with the applicants at their property. He stated the neighboring property owner had some concerns over the requested setback variance. He explained once on site they came up with a solution of if the building was shifted forward and moved over slightly the variance would not be required. He stated the applicant has requested to withdraw the requested variance.

Steve Bailey made a motion to approve the request to withdraw the item. Gary Hellmich seconded the motion. Roll call vote: Steve Bailey, aye; Gregg Knight, aye; Keith Jiskra, aye; Gary Hellmich, aye and Brandon Nelson, aye.

Motion to approve the request to withdraw the item passes.

ADJOURN:

Gregg Knight made a motion to adjourn at 5:47 p.m. Steve Bailey seconded the motion. All members voted aye.

Motion to adjourn at 5:47 p.m. passes.