

**PLANNING COMMISSION  
MEETING MINUTES APRIL 17, 2024  
(Council Chambers of City Hall) 5:30 P.M.**

The City of Foley Planning Commission held a meeting on April 17, 2024 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, and Phillip Hinesley. Absent members were: Calvin Hare, Tommy Gebhart and Bill Swanson. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Angie Eckman, Environmental Manager; Wayne Dyess, Director of Infrastructure and Development; Eden Lapham, Planner I; 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 March 13, 2024 and March 20, 2024 meeting minutes.

Commissioner Engel made a motion to approve the March 13, 2024 and March 20, 2024 meeting minutes. Commissioner Mixon seconded the motion. All Commissioners voted aye.

**Motion to approve the March 13, 2024 and March 20, 2024 meeting minutes passes.**

**AGENDA ITEMS:**

**1. Common Lot Line Shift for Block B Eliza Carson- Minor**

The City of Foley Planning Commission has received a request for approval of the Common Lot Line Shift for Block B Eliza Carson Subdivision, a minor subdivision which consists of 1.17 +/- acres and 4 lots. Property is located S. of Sunflower Ave. & W. of S. McKenzie St. Applicant is Smith Clark & Associates, LLC.

**Planning Commission Action:**

Mrs. Miriam Boone explained they have shifted the lots lines to now run north and south. She stated staff is recommending approval.

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

**Motion to approve the requested minor subdivision passes.**

**2. \*Sable Subdivision– Minor**

The City of Foley Planning Commission has received a request for approval of Sable Subdivision, a minor subdivision which consists of 3.94 +/- acres and 2 lots. Property is located E. of County Rd. 65 and N. of County Rd. 12 S. and is located in the City of Foley Planning Jurisdiction. Applicant is Beyond Measure Surveying, LLC.

**Public Hearing:**

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

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**Planning Commission Action:**

Mrs. Boone explained the property is located in unzoned Baldwin County district 34. She stated staff is recommending approval.

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

**Motion to approve the requested minor subdivision passes.**

**3. \*Aster Brook Subdivision – Preliminary**

The City of Foley Planning Commission has received a request for preliminary approval of Aster Brook Subdivision which consists of 28.59 +/- acres and 39 lots. Property is located N. of Cater Lee Way and W. of Dale Ln. and is located in the City of Foley Planning Jurisdiction. Applicant is Goodwyn Mills Cawood, LLC.

**Public Hearing:**

Chairman Abrams asked if there were any members of the public to speak on the item.

Mr. Joey Dale resident of 13190 Dale Ln. stated he lives directly across the street from the proposed subdivision. He stated he would like to see a barrier or privacy wall added along Dale Ln.

Mrs. Boone stated staff is recommending approval of the requested preliminary. She explained at the work session it was discussed there may be a need for a 3 way stop on Hickory St.

Mr. Christian stated staff will look into the need for a 3 way stop.

Commissioner Hellmich stated he understands the concerns regarding Hickory St. intersection and the visibility issues.

Mrs. Boone stated the property is located in unzoned Baldwin County. She explained the preliminary was in process before the minimum lot sizes were increased to 30,000 square feet.

Mr. Christian stated the Land Disturbance Permit has been in process for a couple of years.

Commissioner Engel asked the size of the lots.

Mrs. Amanda Thompson with Goodwyn Mills Cawood stated the minimum lot size is 0.17 acres.

Commissioner Hellmich stated sidewalks will be installed and there will be road improvements.

Ms. Thompson stated there is a common area adjacent to Dale Ln. that will serve as a buffer.

Mr. Wayne Dyess stated he would like to encourage the applicant to add a thick vegetative buffer to include both overstory and understory trees.

Commissioner Hellmich stated he would like to see a buffer, fence and vegetation.

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Mrs. Thompson stated there are drainage swales located in the common area. She explained they will be happy to accommodate whatever will not create a drainage issue.

Commissioner Hellmich stated he would like to see a fence, berm and vegetative buffer added. He stated prior to the permit being issued the applicant and City Engineer need to work together on a plan that will reach the goal of providing privacy and fit into the drainage plan. He explained likes berms but is unsure if it will work in the common area without affecting the drainage. He stated he appreciates the applicant working with the city to protect all parties involved.

**Planning Commission Action:**

Commissioner Hellmich made a motion for the applicant to work with the City Engineer on the design criteria for a buffer. Deborah Mixon seconded the motion. All Commissioners voted aye.

**Motion for the applicant to work with the City Engineer on the design criteria for a buffer passes.**

**4. Zoning Ordinance Amendments**

**Public Hearing:**

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

**Planning Commission Action:**

Mr. Wayne Dyess explained they are still working on the amendments and would like to carry this item over to next month's agenda.

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

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

**5. Wayne Dyess- Discussion on "Neighborhood Street Trees"**

Wayne Dyess discussed and presented neighborhood street trees.

**ADJOURN:**

Chairman Abrams adjourned the meeting at 6:01 p.m.