

The City of Foley Board of Adjustment & Appeals held a meeting on June 10, 2024 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Keith Jiskra, Luanne McCarley, Steve Bailey, Gary Hellmich and Alternate members Brandon Nelson and Tyler Higginbotham. Absent member was: Gregg Knight. Staff present were: Eden Lapham, Planner 1 and Amanda Cole, Acting Recording Secretary.

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

MINUTES:

Approval of the minutes for the May 13, 2024 meeting minutes.

Gary Hellmich made a motion to approve the May 13, 2024 meeting minutes. Luanne McCarley seconded the motion. All members voted aye.

Motion to approve the May 13, 2024 meeting minutes passes.

NEW BUSINESS & PUBLIC HEARINGS:

1. Brett Gaar-Variance

The City of Foley Board of Adjustment and Appeals has received a request for a variance for Article 2.1, the allowed residential square footage in a joint residential and commercial use building in a B-1 zone. Property is located 200 W. Orange Ave. Applicant is Brett Gaar.

Brett Gaar explained he is proposing a 2 story, 2,000 square foot multi-use project that would include commercial space downstairs and 2 residential units upstairs. Mr. Gaar's family has owned the property for over 100 years with his wife having a business on the front of the property. He believes this would be good fit for the downtown area.

Steve Bailey asked if this would be an Airbnb.

Mr. Gaar stated they were going to rent the residential units out and would possibly doing Airbnb.

Chairman Jiskra asked if the fire department has reviewed the plans.

Staff stated the fire department does get a copy of the agenda every month to review the items.

Mr. Bailey asked about the parking.

Mr. Gaar stated he has spoken with the Engineering Department and it would be all on-street parking.

Gary Hellmich asked if the building would be sprinkled.

Mr. Gaar stated his architect will make sure the building is up to code and meeting city requirements.

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

Motion to approve the requested variance passes.

2. Flex Development Space/Engineering Design Group-Variance

The City of Foley Board of Adjustment and Appeals has received a request for a variance for Article 10.2.5 A, the amount of required landscaping within the buffer area. Property is located SE corner of S. Poplar St. and E. Laurel Ave. Applicant is Engineering Design Group.

Colin Davis with Engineering Design Group explained he was requesting a variance for the amount of trees required in a landscape buffer.

Gary Hellmich asked if a fence was going to be put up on the back of the property.

Mr. Davis stated they were going to put up a fence and gates along the back side.

Mr. Hellmich asked what the square footage of the units were going to be.

Mr. Davis stated he didn't have the exact square footage but they would be between 900-1200 square feet.

Steve Bailey stated he talked with Angie Eckman in our Environmental Department and she stated there were no trees on the site that needed an exemption through their department.

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

Motion to approve the requested variance passes.

3. Causey Family/Weygand Wilson Surveying, LLC- Variance

The City of Foley Board of Adjustment and Appeals has received a request for a variance for Article 14.1.2 D, required minimum lot area and minimum lot width at the building line in a R-1A zone. Property is located N. of 6th Ave. and W. of S. Oak St. Applicant is Weygand Wilson Surveying, LLC.

Amanda Weygand stated she was requesting a variance for the lot square footage and lot width in order to get a family subdivision with the Planning Commission.

Chairman Jiskra asked if the abandoned house was on that property.

Mrs. Weygand stated the house was next door not on this property.

Steve Bailey asked if they were just splitting the property in half.

Mrs. Weygand stated yes.

Steve Bailey made a motion to approve the requested variances. Brandon Nelson seconded the motion. Roll call vote: Brandon Nelson, aye; Gary Hellmich, aye; Luanne McCarley, aye, Kieth Jiskra, aye and Steve Bailey, aye

DISCUSSION:

Chairman Jiskra stated a violation letter was sent out to the food truck tenant and the property owner at 1000 N McKenzie St. He stated they have received 2 extra months than what is allowed and hopefully will be taken care of soon.

ADJOURN:

Luanne McCarley made a motion to adjourn at 5:45 p.m. Brandon Nelson seconded the motion. All members voted aye.

Motion to adjourn at 5:45 p.m. passes.