

**PLANNING COMMISSION  
MEETING MINUTES MAY 15, 2024  
(Council Chambers of City Hall) 5:30 P.M.**

The City of Foley Planning Commission held a meeting on May 15, 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, Wes Abrams, Calvin Hare and Bill Swanson. Absent members were: Vera Quaites, Ralph Hellmich, Phillip Hinesley and Tommy Gebhart. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Eden Lapham, Planner 1; 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 April 10, 2024 and April 17, 2024 meeting minutes.

Commissioner Engel made a motion to approve the April 10, 2024 and April 17, 2024 meeting minutes. Commissioner Hare seconded the motion. All Commissioners voted aye.

**Motion to approve the April 10, 2024 and April 17, 2024 meeting minutes passes.**

**AGENDA ITEMS:**

**1. \*The Knoll Subdivision- Preliminary 1 Year Extension**

The City of Foley Planning Commission has received a 1 year preliminary extension request for The Knoll Subdivision. Property is located at the NW corner of County Rd. 65 and County Rd. 16 and is located in the City of Foley Planning Jurisdiction. Applicant is Sawgrass Consulting, LLC.

Mrs. Miriam Boone stated the Environmental Department has spoken with the applicant in regards to stabilization.

Mr. Ercil Godwin with Sawgrass Consulting stated he has spoken with the contractor and made them aware of the concerns and they are addressing the issues. He explained the subdivision should be completed within a year.

**Planning Commission Action:**

Commissioner Hare made a motion to approve the requested 1 year preliminary extension. Commissioner Engel seconded the motion.

Commissioner Engel asked if this was the applicants first extension request.

Mr. Godwin answered yes.

All Commissioners voted aye.

**Motion to approve the requested 1 year preliminary extension passes.**

**2. Final Plat for Resubdivision of Lot 5 of a Resubdivision of Lot 1 of Replat-Woerner's Two Lots- Preliminary 1 Year Extension**

The City of Foley Planning Commission has received a 1 year preliminary extension request for the Final Plat for Resubdivision of Lot 5 of a Resubdivision of Lot 1 of Replat-

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Woerner's Two Lots. Property is located at 194 Aryan Ct. Applicant is Engineering Design Group.

Mrs. Boone stated staff is recommending approval of the requested extension.

**Planning Commission Action:**

Commissioner Engel made a motion to approve the requested one year preliminary extension. Commissioner Mixon seconded the motion. All Commissioners voted aye.

**Motion to approve the requested one year preliminary extension passes.**

**3. South Foley Paintball- Site Plan**

The City of Foley Planning Commission has received a request for approval of the site plan for South Foley Paintball. Property is located at 8153 State Hwy. 59. Applicant is Phillip Kabatt.

Mrs. Bonne stated staff recommends approval of the requested site plan.

**Planning Commission Action:**

Commissioner Swanson made a motion to approve the requested site plan. Commissioner Engel seconded the motion. All Commissioners voted aye.

**Motion to approve the requested site plan passes.**

**4. Foley Fields Subdivision- Minor**

The City of Foley Planning Commission has received a request for approval of the Foley Fields Subdivision a minor subdivision which consists of 1 +/- acres and 2 lots. Property is located at the NW corner of Brinks Willis Rd. and James Rd. Applicant is Linder Surveying.

**Public Hearing:**

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

**Planning Commission Action:**

Mrs. Boone explained the property is zoned R-1A which has a required minimum lot size of 12,000 sq. ft. She stated the lots are exceeding the minimum lot size.

Commissioner Hare made a motion to approve the requested minor subdivision. Commissioner Mixon seconded the motion. All members voted aye.

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

**5. \*Resubdivision of Robert's Acres- Minor**

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Robert's Acres (Slide 2813-F) a minor subdivision which consists of 30 +/- acres and 2 lots. Property is located S. of County Rd. 26 and E. of Weeks Rd. and is located in the City of Foley Planning Jurisdiction. Applicant is Dwain Riebeling.

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**Public Hearing:**

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

**Planning Commission Action:**

Mrs. Boone stated the property is located in Baldwin County District 21 and is zoned RA. She stated staff is recommending approval.

Commissioner Engel made a motion to approve the requested minor subdivision.

Commissioner Hare seconded the motion.

Commissioner Engel asked about the future plans for the lot.

Mr. Riebling stated he is selling it to a gentleman who is wanting to build a barndominium on the lot.

All Commissioners voted aye.

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

**6. Foley Crossroads Subdivision Phase 4- Minor**

The City of Foley Planning Commission has received a request for approval of the Foley Crossroads Subdivision Phase 4 a minor subdivision which consists of 14.54 +/- acres and 2 lots. Property is located W. of the Foley Beach Express and S. of Mifflin Rd. Applicant is Bohler Engineering.

**Public Hearing:**

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

**Planning Commission Action:**

Mrs. Boone stated the property is zoned B-1A and they are subdividing out a little over an acre. She explained staff is recommending approval.

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

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

**7. Weir McKenzie Subdivision- Minor**

The City of Foley Planning Commission has received a request for approval of the Weir McKenzie Subdivision a minor subdivision which consists of 34.09 +/- acres and 4 lots. Property is located W. of Mifflin Creek Rd. and S. of Mifflin Rd. Applicant is Engineering Design Group.

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**Planning Commission Action:**

Mrs. Boone stated the lots were previously proposed with lots 1 and 3 being accessed by easements. She explained the lots were changes to pot handle lots as staff requested. She stated staff is recommending approval of the minor subdivision.

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

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

**8. Zoning Ordinance 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:**

Mrs. Boone explained the amendments were discussed at last weeks work session. She stated as discussed the Foley Beach Express Overlay District was modified to a 2,000' buffer.

Commissioner Engel made a motion to recommend the proposed Zoning Ordinance amendments to the Mayor and Council. Commissioner Hare seconded the motion. All Commissioners voted aye.

**Motion to recommend the proposed Zoning Ordinance amendments to the Mayor and Council passes.**

**9. Planning Jurisdiction Agreement**

**Planning Commission Action:**

Chairman Abrams explained there were a few questions at work session regarding the Planning Jurisdiction agreement. He stated an email was received from Wayne Dyess which he read explaining the RV and Mobile home lots will be regulated with MOP regulations in the Subdivision Regulations.

Commissioner Swanson made a motion to approve the Planning Jurisdiction Agreement. Commissioner Swanson seconded the motion. All Commissioners voted aye.

**Motion to approve the Planning Jurisdiction Agreement passes.**

**ADJOURN:**

Chairman Abrams adjourned the meeting at 5:51 p.m.