

**PLANNING COMMISSION
MEETING MINUTES OCTOBER 16, 2024
(Council Chambers of City Hall) 5:30 P.M.**

The City of Foley Planning Commission held a meeting on October 16, 2024 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Larry Engel, Calvin Hare, Wes Abrams, Deborah Mixon and Phillip Hinesley. Absent members were: Ralph Hellmich, Vera Quaites, Bill Swanson and Tommy Gebhart. Staff present were: Eden Lapham, Planner 1; Chad Christian, City Engineer, Wayne Dyess, Executive Director of Infrastructure; Angie Eckman, Environmental Manager and Amanda Cole, Acting Recording Secretary.

MINUTES:

Approval of the September 16, 2024 and September 18, 2024 meeting minutes.

Commissioner Hinesley made a motion to approve the September 16, 2024 and September 18, 2024 meeting minutes. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to approve the September 16, 2024 and September 18, 2024 meeting minutes passes.

AGENDA ITEMS:

1. *Magnolia Pines Phase 3- 1 Year Preliminary Extension

The City of Foley Planning Commission has received a request for a 1 year preliminary extension for Magnolia Pines which consists of 19.82 +/- acres and 84 lots. Property is located E. of County Rd. 55 and S. of Rhodes Ln and is located in the City of Foley Planning Jurisdiction. Applicant is Dewberry Engineers Inc.

Mrs. Eden Lapham explained preliminary approval was issued on December 9, 2020. They received a 1 year extension on November 9, 2022 and a 1 year extension on October 18, 2023. She stated they are requesting a 1 year extension but mentioned it was discussed at work session only granting a 6 month extension. She explained staff is recommending approval.

Planning Commission Action:

Commissioner Hare made a motion to approve a 6 month preliminary extension. Commissioner Hinesley seconded the motion.

Commissioner Engel asked how far along they were in the construction process.

Mrs. Lapham stated the application showed the construction was complete they were waiting on some administrative items.

All Commissioners voted aye.

Motion to approve a 6 month preliminary extension passes.

2. Southwood at Arbor Walk Phases 1, 2 &3- 6 Month Preliminary Extension

The City of Foley Planning Commission has received a request for a 6 month preliminary extension for Southwood at Arbor Walk Phases 1, 2 &3 which consists of 77.82 +/- acres and 183 lots. Property is located E. of County Rd. 65 and N. of County Rd. 12 S. Applicant is Dewberry Engineers Inc.

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Mrs. Lapham explained preliminary approval was issued on April 21, 2021. They received a 1 year extension on March 15, 2023 and an 8 month extension on February 21, 2024. She stated they are requesting a 6 month extension and staff is recommending approval.

Commissioner Engel asked how many extensions they have received.

Ms. Lapham stated they received a 1 year extension in 2023 and an 8 month extension in 2024.

Planning Commission Action:

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

Motion to approve the requested preliminary extension passes.

3. *Bayou Ridge Estates- 1 Year Preliminary Extension

The City of Foley Planning Commission has received a request for a 1 year preliminary extension for Bayou Ridge Estates which consists of 23.89+/- acres and 50 lots. Property is located W. of State Hwy. 59 and S. of County Rd. 10 and is located in the City of Foley Planning Jurisdiction. Applicant is Mullins LLC.

Mrs. Lapham explained preliminary approval was issued on November 9, 2022. She stated they are requesting a 1 year extension and this would be their first extension. Staff is recommending approval.

Planning Commission Action:

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

Motion to approve the requested preliminary extension passes.

4. Tractor Supply Master Signage- Site Plan

The City of Foley Planning Commission has received a request for site plan approval for Tractor Supply's master signage. Property is located S. of Keller Rd. and E. of State Hwy. 59. Applicant is Wrico Signs, Inc.

Mrs. Lapham stated staff is recommending approval. They are allowed 220 sqft of wall signage by right and they are asking for 277 sqft, this property is in a PUD so the Commission has the ability to approve the sizes. The pylon is 5ft taller than the allowed 25ft but the cabinet is smaller than what is allowed.

Planning Commission Action:

Commissioner Engel made a motion to approve the master signage plan. Commissioner Mixon seconded the motion. All Commissioners voted aye.

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Motion to approve the requested master sign plan passes.

5. *Resubdivision of Lots 1 & 2 of Hightower- Minor

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lots 1 & 2 of Hightower, a minor subdivision which consists of 3.48+/- acres and 2 lots. Property is located E. of Woodland Ave and N. of Hightower Dr. and is located in the City of Foley Planning Jurisdiction. Applicant is Beyond Measure Surveying, LLC.

Mrs. Lapham explained the applicant is combining 2 lots that are located in Unzoned District 34. Staff is recommending approval.

Planning Commission Action:

Commissioner Hinesley 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.

6. * The Sicilian Syndicate Division- Minor

The City of Foley Planning Commission has received a request for approval of The Sicilian Syndicate Division, a minor subdivision which consists of 2.5+/- acres and 2 lots. Property is located N. of Engel Ln. and E. County Rd. 55 and is located in the City of Foley Planning Jurisdiction. Applicant is Salvatore Miligore.

Public Hearing:

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

Virginia Moore and Michael Moore residents of 16875 Engel Ln, Jean Graham of 16866 Engel Ln and George Korycan of 16824 Engel all stood up.

Mrs. Graham stated one of her concerns is these lots are much smaller than the surrounding lots, the residents here tonight all have property that is 3 acres or more and on the south side of the road there is a subdivision that has larger lots as well. What will this do to their property value?

Mrs. Moore stated the smaller lots are not compatible with the surrounding properties and is concerned about the quality of life.

Mr. Korycan has 3 lots in the area and states there is a lot of water coming down Engel Ln. He is concerned about the water and believes there should be a drainage study done if they are proposing to build more lots. Mr. Korycan also has concerns regarding the condition of Engel Ln, right now it is a very narrow road.

Mr. Korycan stated he looked at the property the last time it was for sale and he was told a retention pond would be needed in order to build more homes there.

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Mr. Moore stated he has 6 ½ acres and right now it is an area where your neighbors aren't so close to each other.

Commissioner Hare asked if this property was in Baldwin County's Jurisdiction.

Commissioner Hare stated yes, it is unzoned in the County.

Commissioner Hinesley stated with this property being in unzoned Baldwin County there is no zoning out there so our requirements to go by are: a 30,000 sqft lot size with a 100 ft lot width. They are meeting those requirements.

Mr. Korycan asked why the subdivision is coming to the City for approval.

Mr. Wayne Dyess explains the Planning Jurisdiction and who to contact with their concerns about Engel Ln.

Planning Commission Action:

Commissioner Hare made a motion to approve the requested minor subdivision. Commission Hinesley seconded the motion. Commissioner Engel abstained, all other Commissioners voted aye.

Motion to approve the requested minor subdivision passes.

7. Schlichting Family Subdivision- Minor

The City of Foley Planning Commission has received a request for approval of the Schlichting Family Subdivision a minor subdivision which consists of 13.54+/- acres and 2 lots. Property is located at the SW corner of US Hwy. 98 and Foley Beach Express. Applicant is Weygand Wilson Surveying LLC.

Chairman Abrams explained a request was received from the applicant to withdraw the application.

Public Hearing:

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

Planning Commission Action:

Commissioner Engel made a motion to accept the applicant's request to withdraw the application. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to approve the applicant's request to withdraw the application passes.

8. Transportation Continuity Plan

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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Mr. Dyess explained this will be an appendix to the Comprehensive plan. The designs and cross sections of the street types in the document are very important and a good step forward for us.

Chad Christian stated this document involves a lot more detail than what we have now.

Commissioner Hinesley stated he would like to see a change to 3ft for the buffer of the sidewalks instead of the 2ft that is shown.

Planning Commission Action:

Commissioner Hinesley made a motion to adopt the Transportation Plan as an appendix to our Comprehensive Plan with the update to change the 2ft buffer for sidewalks to 3ft when possible. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to adopt the Transportation Plan as an appendix to our Comprehensive Plan with the update to change the 2ft buffer for sidewalks to 3ft when possible passes.

ADJOURN:

Chairman Abrams adjourned the meeting at 5:59 p.m.