

**PLANNING COMMISSION  
MEETING MINUTES FEBRUARY 19, 2025  
(Council Chambers of City Hall) 5:30 P.M.**

The City of Foley Planning Commission held a meeting on February 19, 2025 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Vera Quaites, Ralph Hellmich, Wes Abrams, Calvin Hare, Phillip Hinesley and Tommy Gebhart. Absent members were: Larry Engel and Bill Swanson. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Angie Eckman, Environmental Manager; Nelson Bauer, Infrastructure and Development Program Manager; Wayne Dyess, Director of Infrastructure and Development; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

**MINUTES:**

Approval of the January 8, 2025 and January 15, 2025 meeting minutes.

Commissioner Hinesley made a motion to approve the January 8, 2025 and January 15, 2025 meeting minutes. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

**Motion to approve the January 8, 2025 and January 15, 2025 meeting minutes passes.**

**AGENDA ITEMS:**

**1. \*Foley Crossings- 3 month Preliminary Extension**

The City of Foley Planning Commission has received a request for a 3 month preliminary extension for Foley Crossings which consists of 66.18 +/- acres and 18 lots. Property is located at the NE corner of County Rd. 65 and County Rd. 26 and is located in the City of Foley Planning Jurisdiction. Applicant is Smith Clark and Associates, LLC.

Mrs. Miriam Boone explained this is the applicant's first extension request and they are requesting a 90 day extension. She stated staff is recommending approval.

**Planning Commission Action:**

Commissioner Hellmich made a motion to approve the requested 3 month extension based on staff's recommendation. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

**Motion to approve the requested 3 month extension passes.**

**2. Grasslands- 6 month Preliminary Extension**

The City of Foley Planning Commission has received a request for a 6 month preliminary extension for Grasslands which consists of 75.51 +/- acres and 258 lots. Property is located E. of County Rd. 65 and S. of Dairy Ln. Applicant is SE Civil, LLC.

Mrs. Boone explained staff are recommending approval of the 6 month extension request. She stated preliminary was approved on October 20, 2021, a 1 year extension was approved on September 20, 2023 and a 6 month extension was approved on September 18, 2024.

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**Planning Commission Action:**

Commissioner Quaites made a motion to approve the requested 6 month preliminary extension. Commissioner Hare seconded the motion. All Commissioners voted aye.

**Motion to approve the requested 6 month preliminary extension passes.**

**3. Vier Subdivision- Minor**

The City of Foley Planning Commission has received a request for approval of the Vier Subdivision a minor subdivision which consists of 37.77 +/- acres and 3 lots. Property is located at the SE corner of N. McKenzie St. and County Rd. 24. Applicant is S.E. Civil, LLC.

**Public Hearing:**

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

Mrs. Boone stated staff is recommending approval.

**Planning Commission Action:**

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

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

**4. \*Emerald Coast Estates- Minor**

The City of Foley Planning Commission has received a request for approval of Emerald Coast Estates a minor subdivision which consists of 34.09 +/- acres and 3 lots. Property is located at the NE corner of County Rd. 65 and Dairy 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. There were none.

Mrs. Boone explained the request is for a 3 lot subdivision which is located in unzoned Baldwin County. She stated staff is recommending approval.

**Planning Commission Action:**

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

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

**5. Bella Vista Townhomes Subdivision- Minor**

The City of Foley Planning Commission has received a request for approval of the Bella Vista Townhomes Subdivision a minor subdivision which consists of 19.34 +/- acres and 2 lots. Property is located at 105 Cody Ln. Applicant is Ramsey Land Surveying LLC.

Note: \*Denotes property located in the Planning Jurisdiction

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**Public Hearing:**

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

Mrs. Boone explained the request is for a 2 lot subdivision which is zoned PUD. She stated staff is recommending approval.

**Planning Commission Action:**

Commissioner Hellmich asked for an explanation of the request.

Mrs. Lapham explained the request consists of 2 lots and an unbuildable common area.

Mrs. Boone explained there are existing town homes located on the northern portion of the parcel.

Mr. Mark Taupeka explained the applicant has worked with city staff to address their concerns. He stated they are wanting to subdivide the property into two lots. He explained one of the lots encompass the town homes and lot 2 is vacant. He stated they understand if and when they decide to develop lot 2 they will need to come before the Commission for approval.

Commissioner Gebhart 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. Airport Drive Subdivision- Preliminary**

The City of Foley Planning Commission has received a request for preliminary approval of the Airport Drive Subdivision which consists of 16.84+/- acres and 7 lot. Property is located S. of Underwood Rd. and N. of W. Fern Ave. Applicant is the City of Foley.

**Public Hearing:**

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

Mr. Dale Watts & Mrs. Cynthia Watts resident of 18752 Underwood Rd. stated a proposed lot borders their property. Mrs. Watts asked if they could purchase one of the lots from the City.

Mr. Chad Christian stated the property is being subdivided to create right of way, a common area and to possibly offer the western lots to adjacent property owners for purchase.

Mrs. Boone stated staff is recommending approval.

**Planning Commission Action:**

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

**Motion to approve the requested preliminary passes.**

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**7. Resubdivision Lot 5 Underwood 39 & Common Area B Airport Drive- Minor**

The City of Foley Planning Commission has received a request for approval of the Resubdivision Lot 5 Underwood 39 & Common Area B Airport Drive a minor subdivision which consists of 14.82 +/- acres and 2 lot. Property is located S of Underwood Rd. and N. of W. Fern Ave. Applicant is the City of Foley.

Mrs. Boone explained that the staff is recommending approval. She explained a lot from agenda item #6 is being combined with one of the lots to provide required access.

**Planning Commission Action:**

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

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

**8. McAnderson- Rezoning**

The City of Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 2.2 +/- acres. Property is currently zoned R-1A (Residential Single Family). Proposed zoning is PUD (Planned Unit Development). Property is located E. of S. Juniper St. and N. of E. Michigan Ave. Applicant is Lieb Engineering Company.

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

Mrs. Boone stated all staff concerns have been addressed and staff is recommending approval.

**Planning Commission Action:**

Commissioner Hellmich made a motion to recommend the requested rezoning to the Mayor and Council. Commissioner Mixon seconded the motion.

Commissioner Hinesley asked if there was a minimum acreage requirement for a PUD.

Mrs. Boone stated the minimum is 1 acre.

Commissioner Hinesley stated he feels allowing them to do a PUD is circumventing the zoning requirements. He explained a modification may be needed to increase the minimum acreage of a PUD to 5 acres.

Mr. Chris Lieb stated the current zoning allows 6 to 7 smaller lots. He explained the PUD zoning allows them to provide a buffer around the development.

Mr. Dyess stated a PUD should be used in a very creative constructive way and that is difficult to accomplish with 1 acre.

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Commissioner Hellmich made a motion to recommend the requested rezoning to the Mayor and Council. Commissioner Mixon seconded the motion. Commissioner Hare abstained. All other Commissioners voted aye.

**Motion to recommend the requested rezoning to the Mayor and Council passes.**

**9. Fern Medical Complex- PUD Modification**

The City of Foley Planning Commission has received a request for a PUD modification. Property is located E. of N. McKenzie St. and N. of E. Berry Ave. Applicant is Engineering Design Group.

**Planning Commission Action:**

Mrs. Boone stated staff is recommending approval of the PUD modification. She explained they are reducing the number of buildings and increasing parking at the request of the doctors. She stated the open space is a little over 19%. She explained there will be plaza green spaces and sitting areas throughout the development.

Mr. Dyess stated staff has looked at the parking requested and compared it to the ITE traffic manual. He explained the requested parking is within the typical range for a medical use based on the manual. He stated he feels they will be able to satisfy the green space requirements by incorporating plazas and courtyards.

Chairman Abrams asked about the previously proposed geo grid that was being incorporated in the median to accommodate the required road width.

Mr. Adam Spangrud stated they were able to increase the size of the roads to eliminate the use of the geo grid.

Commissioner Hinesley asked about the drainage in the area.

Mr. Austin with EDG explained the drainage plans for the development.

Commissioner Hellmich made a motion to approve the requested PUD modification. Commissioner Hare seconded the motion. All Commissioner voted aye.

**Motion to approve the requested PUD modification passes.**

**10. The Waters at OWA- PDD Modification**

The City of Foley Planning Commission has received a request for a PDD modification. Property is located N. of Mifflin Rd and W. of the Foley Beach Express. Applicant is Stoa Group.

Mrs. Boone explained the applicant has requested to carry over the item in order to work with staff on design details.

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**Planning Commission Action:**

Commissioner Hellmich made a motion to carry over the item. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

**Motion to carry over the item passes.**

**ADJOURN:**

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

**Meeting adjourned at 5:59 p.m.**