

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

The City of Foley Planning Commission held a meeting on March 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, Larry Engel, Ralph Hellmich, Calvin Hare, Bill Swanson and Tommy Gebhart. Absent members were: Vera Quaites, Wes Abrams and Phillip Hinesley. Staff present were: Miriam Boone, City Planner; Wayne Dyess, Director of Infrastructure and Development; Nelson Bauer, Infrastructure and Development Program Manager; Chad Christian, City Engineer; Angie Eckman, Environmental Manager; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

Vice Chairman Calvin Hare called the meeting to order at 5:30 p.m.

MINUTES:

Approval of the February 12, 2025 and February 19, 2025 meeting minutes.

Commissioner Engel made a motion to approve the February 12, 2025 and February 19, 2025 meeting minutes. Commissioner Hellmich seconded the motion. All Commissioners voted aye.

Motion to approve the February 12, 2025 and February 19, 2025 meeting minutes passes.

AGENDA ITEMS:

1. *Keller West Plat No. 1- Minor

The City of Foley Planning Commission has received a request for approval of Keller West Plat No. 1 a minor subdivision which consists of 9.8 +/- acres and 3 lots. Property is located at 19157 Keller Rd. and is located in the City of Foley Planning Jurisdiction. Applicant is Jacki Muhle.

Public Hearing:

Mrs. Deborah Henson resident of 19101 Keller Rd. explained her house is in close proximity to the west property line. She requested the driveway not be placed on the west side of the property. She explained the ownership information on her parcel appears to be incorrect on the plat.

Mr. Chad Christian stated staff will notify the surveyor to verify the ownership information.

Mr. Muhle stated at this time there are no plans for the property.

Mr. Wayne Dyess stated Baldwin County would handle approval of the driveway locations.

Commissioner Hellmich recommended Mrs. Henson submit a letter to Baldwin County in regards to her request regarding the driveway.

Vice Chairman Hare stated the lots are all fairly narrow and all have frontage on Keller Rd.

Planning Commission Action:

Mrs. Boone stated the property is located in Baldwin County and zoned RSF-E. She explained the smallest lot is 128,481 square feet which exceeds the 80,000 square foot requirement for the RSF-E

Note: *Denotes property located in the Planning Jurisdiction

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zone. She stated staff is recommending approval.

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.

2. Jiffy Lube- Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for Jiffy Lube. Property is located at 21797 Mifflin Rd. Applicant is Bowman Consulting Group.

Planning Commission Action:

Mrs. Boone explained the original recommendation on the staff report was conditional due to needing a lighting plan. She stated staff has been working with the applicant and has received the lighting plan and is recommending approval.

Commissioner Engel asked if the applicant has addressed the positioning of the buildings and the bays facing the Foley Beach Express.

Mrs. Eden Lapham stated the applicant has modified the landscape plan on the west side of the property and are adding trees between the access road and the Foley Beach Express.

Commissioner Gebhart 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.

3. Sherwood Phase 3- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Sherwood Phase 3 which consists of 21.34 +/- acres and 50 lots. Property is located W. of S. Hickory St. and S. of W. Michigan Ave. Applicant is Mullins, LLC.

Public Hearing:

Mr. Dan Desmond resident of 1070 Thoresby Dr. asked about the builder and the size of the homes that will be built on the lots. He asked if Phase 3 would be under the same Home Owners Association and covenants as the existing phases.

Mr. Todd Wheeler with Mullins, LLC. stated he has no information in regards to the size of homes, builder or Home Owners Association.

Commissioner Hellmich stated Phase 3 is zoned the same as the existing phases and appears to have similar lot sizes.

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Mr. Philip Yaciuk resident of 2542 Ocala Dr. stated it appears the lots have 30' rear yards. He asked if they will be clearing the trees.

Commissioner Hellmich stated the city encourages preservation of trees when possible. He explained credit is received for trees that are preserved.

Mr. Dyess stated they will have to provide street trees.

Mrs. Darrelyn Dunmore resident of 2570 Ocala Dr. stated it appears the 30' common area between the phases is composed of an existing 15' common area behind the existing houses and a 15' common area between the new lots. She explained there are owls and hawks located in the trees on the property. She asked that the applicant try to preserve as many trees as possible.

Commissioner Hellmich stated the roads in the new phase will connect with existing roads.

Mrs. Dunmore asked if Phase 3 would have its own retention area.

Mrs. Eckman stated they are providing retention within Phase 3.

Commissioner Engel asked about the distance between the development and the river.

Mrs. Eckman explained there is a 50' stream buffer requirement.

A resident asked if any homes would be built in the flood zone.

Commissioner Hellmich stated no habitable structures are allowed within the flood zone.

Mrs. Dunmore stated the current covenants due reference Phase 3.

Planning Commission Action:

Mrs. Boone stated staff is recommending approval.

Commissioner Hellmich made a motion to approve the requested preliminary approval.
Commissioner Gebhart seconded the motion.

Commissioner Engel stated Phase 3 needs to be a part of the current Home Owners Association.

Mrs. Dunmore stated Phase 3 is mentioned in the current covenants.

Commissioner Engel asked about the current minimum square footage of the homes.

A resident stated the allowed minimum square footage is 1,600.

Commissioner Engel asked if a turn lane would be added.

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Mr. Christian stated a turn lane will be required.

All Commissioner voted aye.

Motion to approve the requested preliminary subdivision passes.

4. Nickle Creek- Site Plan- Carry Over

The City of Foley Planning Commission has received a request for approval of the site plan for Nickle Creek. Property is located at the NW corner of S. Juniper St. and Pride Blvd. Applicant is Volkert.

Planning Commission Action:

Vice Chairman Hare stated the item has been carried over.

5. 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.

Planning Commission Action:

Mrs. Boone stated staff is recommending approval.

Mr. Dyess explained the applicant has been working with staff. He stated he feels they have presented a good design which includes a courtyard, green space, shielded parking areas and the buildings are facing outwards.

Commissioner Hellmich made a motion to approve the requested PDD modification. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to approve the requested PDD modification passes.

6. Public Project- Park Avenue Traffic Calming Measures

Planning Commission Action:

Mrs. Boone stated staff is recommending approval.

Mr. Dyess stated at an annual meeting Ashford Park residents voiced concern in regards to traffic within the development. He explained the improvements are being done to help mitigate speeding issues and make the area a more walkable environment. He stated the plan has been reviewed by the Fire Department.

Commissioner Hellmich made a motion to recommend the requested public project to the Mayor and Council. Commissioner Engel seconded the motion. All Commissioners voted aye.

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Motion to recommend the requested public project to the Mayor and Council passes.

7. Zoning Ordinance Amendments

Public Hearing:

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

Planning Commission Action:

Commissioner Hellmich made a motion to recommend the Zoning Ordinance Amendments to the Mayor and Council. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to recommend the Zoning Ordinance Amendments to the Mayor and Council passes.

ADJOURN:

Vice Chairman Hare adjourned the meeting at 6:10 p.m.