

**PLANNING COMMISSION
MEETING MINUTES MAY 21, 2025
(Council Chambers of City Hall) 5:30 P.M.**

The City of Foley Planning Commission held a meeting on May 21, 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, Vera Quaites, Ralph Hellmich, Wes Abrams, Phillip Hinesley, Bill Swanson and Tommy Gebhart. Absent member was Calvin Hare. Staff present were: Wayne Dyess, Director of Infrastructure and Development; Nelson Bauer, Infrastructure and Development Program Manager; Miriam Boone, City Planner; Chad Christian, City Engineer; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

MINUTES:

Approval of the April 9, 2025 and April 16, 2025 meeting minutes.

Commissioner Hinesley made a motion to approve the April 9, 2025 and April 16, 2025 meeting minutes. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

Motion to approve the April 9, 2025 and April 16, 2025 meeting minutes passes.

AGENDA ITEMS:

1. Foley Boat & RV Storage/Flowers- Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 21.32 +/- acres. Property is currently zoned AO (Agricultural Open Space). Proposed zoning is B-1A (Extended Business District). Property is located S. of County Rd. 12 S. and E. of the Foley Beach Express. 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.

Planning Commission Action:

Mrs. Boone explained staff is recommending approval of the requested rezoning. She stated they will have to come before the Board of Adjustment and Appeals for the use. She explained the property is located within the Foley Beach Express and a site plan approval will be required from the Planning Commission.

Commissioner Hinesley asked if there were any wetlands on the property.

Mrs. Eden Lapham stated there are no wetlands on the property.

Commissioner Gebhart made a motion to recommend the requested rezoning to the Mayor and Council. Commissioner Swanson seconded the motion. All Commissioners voted aye.

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

2. *Resurvey of Lot 43 Paxton Farms Subdivision Phase One- Minor

The City of Foley Planning Commission has received a request for approval of the Resurvey of Lot 43 Paxton Farms Subdivision Phase One a minor subdivision which consists of 0.17 acres and 1 lot. Property is located W. of County Rd. 65 and S. of County Rd. 12 S.

and is located in the City of Foley Planning Jurisdiction. Applicant is the Engineering Design Group, LLC.

Planning Commission Action:

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

Mrs. Boone explained staff is recommending approval. She explained the request is due to a house being built on the lot which encroached 3” to 4” over the required setbacks.

Mr. Michael Johnson with Engineering Design Group stated the property is located in unzoned Baldwin County. He stated the only option to correct the problem is to have the lot replatted.

Commissioner Hellmich 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.

3. Zoning Ordinance Amendments

Public Hearing:

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

Mr. Wayne Dyess went over the proposed Zoning Ordinance Amendments.

Planning Commission Action:

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

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

4. Subdivision Regulation Amendments

Public Hearing:

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

Mr. Nelson Bauer went over the proposed Subdivision Regulation Amendments.

Planning Commission Action:

Commissioner Hinesley made a motion to approve the Subdivision Regulation Amendments. Commissioner Engel seconded the motion. All members voted aye.

Motion to approve the Subdivision Regulation Amendments passes.

- 5. Repeal Moratorium-** Repeal the moratorium that was issued on February 16, 2022 involving subdivision exemptions.

Planning Commission Action:

Commissioner Hellmich made a motion to repeal the moratorium involving subdivision exemptions. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to repeal the moratorium involving subdivision exemptions passes.

6. Public Project- Downtown Streetscape Plan

Mr. Dyess went over the downtown streetscape plan with the Commissioners. He explained there may be some revisions to the plans which will be brought before the Commission.

Planning Commission Action:

Commissioner Hinesley made a motion to recommend the public project to the Mayor and Council. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

Motion to recommend the Downtown Streetscape Plan Public Project to the Mayor and Council passes.

Staff and Commissioners discussed changing the work session and meeting schedule.

Chairman Abrams made a motion to approve the combining of the work session and meetings starting at 4:00 p.m. in June and taking place on the previously approved meeting dates. Commissioner Hinesley seconded the motion. All Commissioners voted aye.

Motion to approve the combining of the work session and meetings starting at 4:00 p.m. and taking place on the previously approved meeting dates.

ADJOURN:

Chairman Abrams adjourned the meeting at 6:22 p.m.

Meeting adjourned at 6:22 p.m. passes.

Note: *Denotes property located in the Planning Jurisdiction