

**PLANNING COMMISSION
MEETING MINUTES JUNE 18, 2025
(Council Chambers of City Hall)
Immediately following Work Session**

The City of Foley Planning Commission held a meeting on June 18, 2025 immediately following the work session in Council Chambers of City Hall located at 407 Laurel Avenue. Members present were: Vera Quaites, Ralph Hellmich, Wes Abrams, Calvin Hare, Phillip Hinesley and Tommy Gebhart. Absent members were: Deborah Mixon, Larry Engel and Bill Swanson. Staff present were: Wayne Dyess, Director of Infrastructure and Development; Shawn Mitchell, Planning Manager; Chad Christian, City Engineer; Miriam Boone, City Planner; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

Chairman Abrams called the meeting to order at 4:42 p.m.

MEETING:

MINUTES:

Approval of the May 14, 2025 and May 21, 2025 meeting minutes.

Commissioner Gebhart made a motion to approve the May 14, 2025 and May 21, 2025 meeting minutes. Commissioner Hinesley seconded the motion. All Commissioners voted aye.

Motion to approve the May 14, 2025 and May 21, 2025 meeting minutes passes.

1. Magnolia Walk Subdivision- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of the Magnolia Walk Subdivision which consists of 2.168 +/- acres and 1 lot. Property is located N. of County Rd. 20 and E. of the Foley Beach Express. Applicant is Burton Property Group.

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

Motion to approve the requested preliminary passes.

2. Second Minor Resubdivision of Magnolia Walk- Minor

The City of Foley Planning Commission has received a request for approval of the Second Minor Resubdivision of Magnolia Walk a minor subdivision which consists of 1.061 +/- acres and 1 lot. Property is located E. of the Foley Beach Express and N. of County Rd. 20. Applicant is Bowman Consulting Group.

Public Hearing:

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

Note: *Denotes property located in the Planning Jurisdiction

Planning Commission Action:

Commissioner Hinesley made a motion to approve the requested Minor subdivision. Commissioner Gebhart seconded the motion.

Commissioner Hellmich asked when construction of the Jiffy Lube is expected to start.

A representative stated they are expecting to start construction within the next 30 days.

All Commissioner 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.

Planning Commission Action:

Commissioner Hellmich made a motion to recommend the requested zoning ordinance amendments to the Mayor and Council. Commissioner Quaites seconded the motion. All Commissioners voted aye.

Motion to recommend the requested zoning ordinance amendments to the Mayor and Council passes.

4. Discuss Revised Meeting Schedule

Commissioner Hinesley made a motion to approve combining the monthly work session and meetings to begin at 4:00 p.m. Commissioner Hare seconded the motion. All Commissioners voted aye.

Motion to approve combining the monthly work session and meetings to begin at 4:00 p.m.

ADJOURN:

Chairman Abrams adjourned the meeting at 4:34 p.m.

Meeting adjourned at 4:34 p.m.