

**PLANNING COMMISSION
MEETING MINUTES JULY 16, 2025
(Council Chambers of City Hall)**

Immediately following Work Session

The City of Foley Planning Commission held a meeting on July 16, 2025 immediately following the work session in Council Chambers of City Hall located at 407 Laurel Avenue. Members present were: Wes Abrams, Larry Engel, Deborah Mixon, Ralph Hellmich, Vera Quaites, Phillip Hinesley and Bill Swanson. Absent members were Calvin Hare and Tommy Gebhart. Staff present were: Miriam Boone, City Planner; Eden Lapham; Planner 1, Shawn Mitchell, Planning Manager; Chad Christian, City Engineer; Nelson Bauer, Infrastructure and Development Program Manager and Amanda Cole, Acting Recording Secretary.

Chairman Abrams called the meeting to order at 4:28 p.m.

MEETING MINUTES:

Approval of the June 18, 2025 work session and meeting minutes.

Commissioner Hinesley made a motion approve the June 18, 2025 work session and meeting minutes. Commissioner Hellmich seconded the motion. All Commissioners voted aye.

Motion to approve the June 18, 2025 work session and meeting minutes passes.

AGENDA ITEMS:

1. 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 S.E. Civil, LLC.

Planning Commission Action:

Commissioner Hellmich made a motion to approve a 3 month extension. Commissioner Swanson seconded the motion. All Commissioners voted aye.

Motion to approve a 3 month extension passes.

2. BJ's- Site Plan

The City of Foley Planning Commission has received a request for approval of the BJ's site plan. Property is located E. of S. McKenzie St. and N. of S. Juniper St. Applicant is Mullins, LLC.

Planning Commission Action:

Commissioner Hellmich 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. Foley Beach Express West Industrial Park Phase 2- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of the Foley Beach Express West Industrial Park Phase 2 which consists of 114 +/- acres and 2 lots. Property is located N. of Doc McDuffie Rd. and W. of the Foley Beach Express. Applicant is the City of Foley.

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

Motion to approve the requested preliminary subdivision passes.

4. 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 make a motion to recommend the requested zoning ordinance amendments to the Mayor and Council. Commissioner Engel seconded the motion. All Commissioners voted aye.

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

Audience members asked Chairman Abrams if they could ask a couple of questions.

The citizens stated they lived in Glenlakes and was asked if there was a way to get a stop light at the corner Mifflin Rd and Fairway Dr.

Commissioner Hellmich stated he wasn't sure if the traffic warranted a light at that location at this time or not. The City will need to study and look into that.

Staff stated they didn't believe the city owned both sides of the road at that location. They can talk with Skip Gruber also.

The citizens asked if a 3 way stop sign would be possible at the corner of Wedgewood and Fairway.

Commissioner Hellmich asked Mr. Christian if Engineering could look into that.

Mr. Christian stated yes.

ADJOURN:

Chairman Abrams adjourned the meeting at 4:41 p.m.

Meeting adjourned at 4:41 p.m.

Note: *Denotes property located in the Planning Jurisdiction