

**PLANNING COMMISSION
MEETING MINUTES OCTOBER 15, 2025
(Council Chambers of City Hall)
Immediately Following Work Session**

The City of Foley Planning Commission held a meeting on October 15, 2025 immediately following the work session in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Ralph Hellmich, Wes Abrams, Bill Swanson, Tommy Gebhart and Calvin Hare. Absent members were: Phillip Hinesley and Vera Quaites. Staff present were: Miriam Boone, Planning Director; Eden Lapham, Planner 1; Shawn Mitchell, Planning Manager; Wayne Dyess, Director of Infrastructure and Development; Nelson Bauer, Infrastructure and Development Program Manager; Taylor Davis, Deputy City Engineer; Jackie McGonigal, Environmental Manager and Amanda Cole, Acting Recording Secretary.

Chairman Abrams called the meeting to order at 4:30 p.m.

MEETING MINUTES:

Approval of the September 17, 2025 work session and meeting minutes.

Commissioner Gebhart made a motion to approve the September 17, 2025 work session and meeting minutes. Commissioner Engel seconded the motion.

All Commissioners voted aye.

Motion to approve the September 17, 2025 work session and meeting minutes passes.

AGENDA ITEMS:

1. *Driftwood Lakes- Preliminary Extension

The City of Foley Planning Commission has received a request for a 1 year preliminary extension for Driftwood Lakes. Property is located S. of County Rd. 26 and E. of County Rd. 65 and is located in the City of Foley Planning Jurisdiction. Applicant is Dewberry Engineers Inc.

Mrs. Miriam Boone stated staff is recommending approval and the applicant has agreed to a 6 month extension as stated during the work session.

Planning Commission Action:

Commissioner Hellmich made a motion to extend the preliminary extension 6 months. Commissioner Swanson seconded the motion.

All Commissioner voted aye.

Motion to extend the preliminary extension 6 months passes.

2. Keystone Phase 1- Preliminary Extension

The City of Foley Planning Commission has received a request for a 1 year preliminary extension for Keystone Phase 1. Property is located S. of US Hwy. 98 and W. of Venice Blvd. Applicant is Jade Consulting LLC.

Mrs. Boone stated staff is recommending approval.

Planning Commission Action:

Commissioner Gebhart made a motion to approve the requested preliminary extension. Commissioner Hare seconded the motion.

Commissioner Engel asked if Environmental has been to the site after a heavy rain.

Jackie McGonigal stated they went out there last week and the site does need further stabilization for their ponds. Mrs. McGonigal stated she understands there is a good working relationship with the developer and if there are issues they work quickly to get them fixed.

All Commissioners voted aye.

Motion to approve the requested preliminary extension passes.

3. Lot 3C Industrial Parkway- Site Plan

The City of Foley Planning Commission has received a request for the approval of Lot 3C Industrial Parkway site plan. Property is located at 1738 Industrial Parkway Lot 3C. Applicant is Lieb Engineering.

Mrs. Boone stated staff was recommending approval.

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.

4. Foley RV and Boat Storage- Site Plan

The City of Foley Planning Commission has received a request for approval of Foley RV and Boat storage site plan. Property is located E. of the Foley Beach Express and N. of Roscoe Rd. Applicant is S.E. Civil, LLC.

Mrs. Boone stated staff is recommending approval. There were comments for the item just noting that with the Land Development Permit the landscaping would be finalized.

Commissioner Hellmich asked if there were any sidewalk requirements for this project.

Wayne Dyess stated he believed in the Land Development Ordinance anything would require a sidewalk or a multi-use path.

Mr. Taylor Davis stated sidewalks and street lighting would be a requirement in the Land Development Ordinance.

Planning Commission Action:

Commissioner Hellmich made a motion to approve the requested site plan. Commissioner Mixon seconded the motion.

All Commissioners voted aye.

Motion to approve the requested site plan passes.

5. Dream Center Calvary Chapel Fellowship of Foley Subdivision- Minor

The City of Foley Planning Commission has received a request for approval of the Dream Center Calvary Chapel Fellowship of Foley a minor subdivision which consists of 15 +/- acres and 2 lots. Property is located at 18464 Underwood Rd. Applicant is Calvary Chapel Fellowship of Foley.

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 with the following condition: prior to official subdivision of the lot, a subdivision plat will need to be submitted to the City that reflects the survey submitted.

Planning Commission Action:

Commissioner Engel made a motion to approve the requested minor subdivision with the condition of prior to official subdivision of the lot, a subdivision plat will need to be submitted to the City that reflects the survey submitted. Commissioner Swanson seconded the motion.

All Commissioners voted aye.

Motion to approve the requested minor subdivision with the condition of: prior to official subdivision of the lot, a subdivision plat will need to be submitted to the City that reflects the survey submitted passes.

6. Resubdivision of Lot 7 Foley Crossroads Subdivision- Minor

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lot 7 Foley Crossroads Subdivision a minor subdivision which consists of 4 +/- acres and 2 lots. Property is located W. of the Foley Beach Express and S. of Progress Way. Applicant is Engineering Design Group.

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 Gebhart 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.

7. Second Resubdivision of Lot 3-B of Foley Beach Express Industrial Park- Minor

The City of Foley Planning Commission has received a request for approval of the Second Resubdivision of Lot 3-B of Foley Beach Express Industrial Park a minor subdivision which consists of 14.88 +/- acres and 2 lots. Property is located E. of the Foley Beach Express and S. of Industrial Pkwy. Applicant is Engineering Design Group, 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 Hellmich made a motion to approve the requested minor subdivision. Commissioner Swanson seconded the motion.

All Commissioners voted aye.

Motion to approve the requested minor subdivision passes.

8. McAnderson Subdivision- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of the McAnderson Subdivision which consists of 2.19 +/- acres and 6 lots. Property is located N. of E. Michigan Ave. and E. of S. Juniper St. 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 staff is recommending approval.

Planning Commission Action:

Commissioner Engel made a motion to approve the requested preliminary subdivision. Commissioner Mixon seconded the motion.

Commissioner Hare abstained. All other Commissioners voted aye.

Motion to approve the requested preliminary subdivision passes.

9. Zoning Ordinance Amendments

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 with the condition of changing item J under site plan contents to “Location of mechanical systems including screening and dumpster enclosures”.

Planning Commission Action:

Commissioner Hellmich made a motion to recommend the requested Zoning Ordinance Amendments to the Mayor and Council with the condition to change item J under site plan contents to “Location of mechanical systems including screening and dumpster enclosures”. Commissioner Hare seconded the motion.

All Commissioners voted aye.

Motion to recommend the requested Zoning Ordinance Amendments to the Mayor and Council with the condition to change item J under site plan contents to “Location of mechanical systems including screening and dumpster enclosures” passes.

Commissioner Hellmich thanked staff for the work that is being done. He explained after November 1st Commissioner Engel will be the Council representative and Commissioner Quaites will a citizen representative for the Planning Commission.

ADJOURN:

Chairman Abrams adjourned the meeting at 4:50 p.m.