

**PLANNING COMMISSION  
MEETING MINUTES DECEMBER 10, 2025  
(Council Chambers of City Hall)  
Immediately Following Work Session**

The City of Foley Planning Commission held a meeting on December 10, 2025 immediately following the work session in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Ralph Hellmich, Deborah Mixon, Larry Engel, Calvin Hare, Wes Abrams and Bill Swanson. Absent members were: Tommy Gebhart, Vera Quaites and Phillip Hinesley. Staff present were: Wayne Dyess, Director of Infrastructure and Development; Nelson Bauer, Infrastructure and Development Program Manager; Shawn Mitchell, Planning Manager; Jackie McGonigal, Environmental Manager; Taylor Davis, City Engineer; Miriam Boone, City Planner; Eden Lapham, Planner1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

Chairman Abrams called the meeting to order at 4:06 p.m.

**MEETING MINUTES:**

Approval of the November 12, 2025 work session and meeting minutes.

Commissioner Engel made a motion to approve the November 12, 2025 work session and meeting minutes. Commissioner Swanson seconded the motion. All Commissioners voted aye.

**Motion to approve the November 12, 2025 work session and meeting minutes passes.**

**AGENDA ITEMS:**

**1. Replat Foley Beach Express West Industrial Park, Phase 2- Preliminary**

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

**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. Miriam Boone stated staff is recommending approval of the requested preliminary.

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

**Motion to approve the requested preliminary passes.**

**2. 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:**

Staff would like to postpone the amendments until the Comprehensive Plan is completed. No action was taken on the item.

**3. Comprehensive Plan**

**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. Shawn Mitchell presented the proposed Comprehensive Plan.

Commissioners and staff discussed the proposed plan.

Commissioner Hare made a motion to approve the Comprehensive Plan. Commissioner Swanson seconded the motion. All Commissioners voted aye.

**Motion to approve the proposed Comprehensive Plan passes.**

**4. Approval of the 2026 By-Laws**

Commissioner Hellmich made a motion to approve the 2026 by-laws. Commissioner Mixon seconded the motion. All Commissioners voted aye.

**Motion to approve the 2026 by-laws passes.**

**5. Select 2026 Officers**

Commissioner Hellmich made a motion nominate the the current Chairman Wes Abrams and Vice Chairman Calvin Hare as the 2026 officers. Commissioner Swanson seconded the motion. All Commissioners voted aye.

**Motion to nominate the current Chairman Wes Abrams and Vice Chairman Calvin hare as the 2026 officers passes.**

Chairman Abrams made a motion to adjourn the meeting at 5:00 p.m.

**Motion to adjourn the meeting at 5:00 p.m. passes.**