

**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.