

**PLANNING COMMISSION
MEETING MINUTES JULY 15, 2026
(Council Chambers of City Hall)
Immediately Following Work Session**

The City of Foley Planning Commission held a meeting on July 15, 2026 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, Vera Quaites, Ralph Hellmich, Wes Abrams, Phillip Hinesley, Bill Swanson and Tommy Gebhart. Absent member was Calvin Hare. Staff present were: Shawn Mitchell, Cory Rhodes, Eden Lapham, Amanda Cole, Taylor Davis, Raven Roberts, Jackie McGonigal, Nelson Bauer, Wayne Dyess and Melissa Ringler, Recording Secretary.

Chairman Abrams called the meeting to order at 4:17 p.m.

MEETING MINUTES:

Approval of the June 17, 2026 work session and meeting minutes.

Commissioner Gebhart made a motion to approve the June 17, 2026 work session and meeting minutes. Commissioner Swanson seconded the motion. All Commissioners voted aye.

Motion to approve the June 17, 2026 meeting minutes passes.

AGENDA ITEMS:

1. Redevelopment of Old Badcock into Ortho Medical Office - Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for the Ortho Medical Office. Property is located at 510 S. McKenzie St. Applicant is Lieb Engineering Company.

Planning Commission Action:

Commissioner Hellmich made a motion to accept the requested site plan with staff conditions. Commissioner Swanson seconded the motion. All Commissioners voted aye.

Motion to approve the requested site plan with the following conditions passes:

- 1. This development will be reviewed under the current Technical Design Manual (TDM) during the Land Development Permit phase.**
- 2. At least 20% of the parking areas must use brick pavers to meet the TDM requirements.**
- 3. Traffic calming, such as raised brick paver crossings, will be required along the access aisles between building and parking areas.**
- 4. Provide a pedestrian crossing from street parking to the building.**

2. New Horizons Credit Union- Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for the New Horizons Credit Union. Property is located N. of S. Juniper St. and E. of State Hwy. 59. Applicant is The Element Group.

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Planning Commission Action:

Ms. Cory Rhodes explained staff initially recommended approval with the condition that a revised landscape plan be submitted. She noted that the applicant has since submitted a revised landscape plan that satisfied the condition and staff is recommending approval of the site plan.

Commissioner Engel made a motion to approve the requested site plan. Commissioner Gebhart seconded the motion. All members voted aye.

Motion to approve the requested site plan passes.

ADJOURN:

Chairman Abrams adjourned the meeting at 4:20 p.m.

Items not meeting 2nd Deadline: Tretheway Minor Subdivision

Note: *Denotes property located in the Planning Jurisdiction