

The Saraland Planning Commission convened in regular session on March 10, 2020 at the Saraland City Court Room. The meeting was called to order at 6:00 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

Present: Chairman Scooter Thronson  
Vice-Chairman Ronnie Outlaw  
Coy Butts  
Austin Sealey  
Barry Andrews  
Secretary Julie McGuire  
David Brown

Absent: Veronica Hudson  
Wayne Biggs

Others present: D. Logan Anderson, City Planner; Laura Tarver, Permit Technician; Jennifer Jemison, Zoning Technician; Andy Rutens, City Attorney; Mike Black, Director of Inspection Services

Invocation by Coy Butts

Motion was made by Vice-Chairman Ronnie Outlaw to approve the minutes of the February 11, 2020 meeting, seconded by Barry Andrews. Motion carried.

Motion was made by Coy Butts to approve the agenda for the March 10, 2020 meeting, seconded by Barry Andrews. Motion carried.

Chairman Scooter Thronson called for conflicts of interest of any agenda item for members of the Planning Commission. No conflicts were brought forth.

**PRELIMINARY/FINAL PLAT – CELESTE SPRINGS SUBDIVISION, PHASE FIVE**

(NORTH SIDE OF CELESTE SPRING DRIVE, A PRIVATE ROAD, 1,720'± EAST OF CELESTE ROAD)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR REVIEW OF A PRELIMINARY/FINAL PLAT PROPOSING TWO (2) LOTS ON 9.5± ACRES, FILED BY PROPERTY OWNER CELESTE SPRINGS, LLC

D. Logan Anderson, City Planner, stated that the Saraland Building Department received an application for Preliminary/Final Plat review, and that the plat illustrates the proposed 2-lot, approximately 9.5 acre subdivision generally located at the North side of Celeste Springs Drive, a private road, approximately 1,720 feet east of Celeste Road. He then stated that the property is located within city limits and is served by public water and sanitary sewer systems.

Mr. Anderson provided a brief history of the site, stating it is part of the Celeste Springs Subdivision, which is a proposed private road, 17-lot subdivision, the most recent phase of which was approved at the July 9, 2019 meeting of the Planning Commission.

Mr. Anderson stated that the Planning Commission should be aware that the proposed lots have frontage along Celeste Springs Drive, a private road that was not constructed to city engineering standards, but was constructed to meet the minimum requirements for emergency access. Mr. Anderson then stated the applicant was made aware that the city shall not be responsible for maintenance of the private road and that, as a result, the applicant placed notes on a revised plat and master plan of the subdivision stating that the road is privately maintained and that there shall be no public right-of-way. Another note was placed on the revised plat and master plan stating that if the road is ultimately dedicated for public use and maintenance, 100-percent of the cost of the improvements required to bring the street up to the prevailing standards shall be assessed to the property owner(s) at the time the private road is dedicated. Mr. Anderson stated that the assessment shall run with the land to any subsequent property owners.

Mr. Anderson stated all other revisions to the plat requested by staff were made by the applicant and that, as a result, it meets the minimum requirements of the Subdivision Provisions of the Land Use and Development Ordinance. Mr. Anderson then recommended that the plat be approved by the Planning Commission subject to one (1) copy of the recorded plat being provided to the Building Department, and that the applicant complies with all applicable Codes and Ordinances.

The proper notices were sent advertising the public hearing, and Chairman Scooter Thronson opened the floor for public hearing.

Coy Butts stated his concern that there was only one way into, and out of, the subdivision.

Austin Sealey replied to Mr. Butts' comment that access to the subdivision meets International Fire Code requirements.

The public hearing was closed.

Motion was made by Barry Andrews, seconded by Vice-Chairman Ronnie Outlaw, to approve the Preliminary/Final Plat of Celeste Springs Subdivision, Phase Five, filed by property owner Celeste Springs, LLC, subject to staff's recommendation. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:05 p.m.

**ACCEPTED AND APPROVED:**

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