

The Saraland Planning Commission convened in regular session on June 13, 2017, at the Saraland City Court Room. The meeting was called to order at 6:00 p.m. by Chairman Johnny Holley.

Roll call was as follows:

Present: Chairman Johnny Holley
Vice-Chairman Robert Lutz
Secretary Coy Butts
Wayne Biggs
Randolph Young
Ronnie Outlaw
Veronica Hudson

Absent: Barry Andrews
Mandy Whigham

Others present: Mike Black, Chief Building Official; Matthew Lambert, City Planner; Andy Rutens, City Attorney

Minutes of the May 9, 2017, meeting were approved by signing.

AFTER THE PROPER NOTICES WERE SENT, A PUBLIC HEARING WAS HELD ON THE FOLLOWING APPLICATION: PRELIMINARY/FINAL PLAT REVIEW OF HATTERS POND INDUSTRIAL PARK, 1175 RADCLIFF ROAD, FILED BY PROPERTY OWNER MOORE PROPERTIES, LLC

Matthew Lambert, City Planner, recommended approving the plat. Chairman Holley opened the public hearing. No one was present to speak for or against the application. The public hearing was closed.

Motion was made by Randolph Young, seconded by Wayne Biggs, to approve the Preliminary/Final Plat of Hatters Pond Industrial Park, filed by property owner Moore Properties, LLC. Motion carried.

AFTER THE PROPER NOTICES WERE SENT, A PUBLIC HEARING WAS HELD ON THE FOLLOWING APPLICATION: PRELIMINARY/FINAL PLAT REVIEW OF RE-SUBDIVISION OF LOT 2, NORDAN BUSINESS PARK, FILED BY PROPERTY OWNER NEPHROLOGY ASSOCIATES REAL ESTATE III, LLC C/O THOMPSON ENGINEERING

Chairman Johnny Holley recused himself. Vice-Chairman Robert Lutz opened the public hearing. No one was present to speak for or against the subdivision, and the public hearing was closed. Matthew Lambert recommended approving the plat.

Motion was made by Randolph Young, seconded by Ronnie Outlaw, to approve the Preliminary/Final Plat of Re-subdivision of Lot 2, Nordan Business Park filed by property owner Nephrology Associates Real Estate III, LLC c/o Thompson Engineering. Motion carried.

Chairman Johnny Holley returned to the meeting.

AFTER THE PROPER NOTICES WERE SENT, A PUBLIC HEARING WAS HELD ON THE FOLLOWING APPLICATION: PRELIMINARY PLAT REVIEW OF THE WOODLANDS AT SARALAND, PHASE THREE, FILED BY NORTH RIDGE LLC C/O DEWBERRY-PREBLE-RISH

Prior to the meeting, reviews were conducted by the City Planner, Matthew Lambert, City Fire Code Official, Randolph Young, and consulting engineers – Kirby Latham of Michael Baker International and a sewer review by McCrory and Williams, Inc. Turnerville Water approved the water facilities plans. Based on these reviews, a few corrections were made and revisions presented. Matthew Lambert recommended approving the preliminary subdivision plat.

Chairman Johnny Holley opened the floor for the public hearing. The following people spoke to oppose the application:

1. Roger Pettis
2. Natalie Lewis (who also read a letter from Richard Jones who was not able to be present)
3. Danny Moseley
4. Danny Phillips II
5. Tiffany Robertson
6. Martin Harden
7. Essina Carter
8. Steve Elkins
9. Jamie Phillips

A petition with 67 signatures of residents from phases one and two of the Woodlands was also presented to the Planning Commission opposing phase three of the subdivision.

Speaking in favor of the application:

1. Steve Pumphrey of Dewberry-Preble-Rish

The public hearing was closed.

Motion was made by Wayne Biggs, seconded by Randolph Young, to approve the preliminary plat review of The Woodlands at Saraland, Phase Three, filed by North Ridge LLC c/o Dewberry-Preble-Rish.

The following votes were counted:

Yes: Johnny Holley

No: Robert Lutz
Coy Butts
Wayne Biggs
Veronica Hudson
Randolph Young
Ronnie Outlaw

Motion was denied.

**PLAT REVIEW: FINAL SUBDIVISION PLAT OF ELYSIAN FIELDS SUBDIVISION,
PHASE TWO, FILED BY J3 V LLC C/O DEWBERRY-PREBLE-RISH**

Prior to the meeting, reviews were conducted by the City Planner, Matthew Lambert, City Fire Code Official, Randolph Young, and consulting engineers – Kirby Latham of Michael Baker International and a sewer review by McCrory and Williams, Inc. A few corrections were made and revisions submitted. Turnerville Water approved the water facilities. However, City Planner, Matthew Lambert, could not recommend approving the final subdivision plat because Kirby Latham, the City's consulting engineer, was not recommending approval. The following reasons were stated for not approving the final plat:

1. Petition for Acceptance for roads and/or rights-of-way had not been received
2. Engineer's As-Built Certification had not been received
3. Signage was not up (proof signs had been ordered was submitted)
4. Maintenance Bond had not been received
5. ADEM observation of inadequate BMPs resulting in onsite and offsite sedimentation
6. Lack of vegetation throughout and signs of erosion

Motion was made by Randolph Young, seconded by Coy Butts to not approve the Final Subdivision Plat of Elysian Fields, Phase Two, filed by property owner J3 V LLC c/o Dewberry-Preble-Rish.

The following votes were counted:

Yes: Coy Butts
Veronica Hudson
Randolph Young

No: Johnny Holley
Robert Lutz
Wayne Biggs
Ronnie Outlaw

Motion was denied.

A second motion was made by Wayne Biggs, seconded by Robert Lutz, to approve the Final Subdivision Plat of Elysian Fields, Phase Two, filed by property owner J3 V LLC

c/o Dewberry-Preble-Rish contingent on the items noted by the City Planner and consulting engineer be met before plat recordation.

The following votes were counted:

Yes: Johnny Holley
Robert Lutz
Wayne Biggs
Ronnie Outlaw

No: Coy Butts
Veronica Hudson
Randolph Young

Motion was denied.

Motion was made by Wayne Biggs, seconded by Randolph Young, to delay action on the Final Subdivision Plat of Elysian Fields, Phase Two, filed by property owner J3 V LLC c/o Dewberry-Preble-Rish until the next regularly scheduled Planning Commission meeting on July 11, 2017. Motion carried.

Chairman Johnny Holley recused himself, and Vice-Chairman Robert Lutz conducted the next order of business.

SITE PLAN: SARALAND CROSSINGS SHOPPING CENTER LOCATED ON SHELL STREET, FILED BY PROPST DEVELOPMENT OF SARALAND, LLC C/O SARALAND RETAIL INVESTMENTS, LLC

Prior to the meeting, reviews were conducted by the City Planner, Matthew Lambert, City Fire Code Official, Randolph Young, and consulting engineers – Kirby Latham of Michael Baker International and water and sewer reviews by McCrory and Williams, Inc. A few corrections were made and revisions submitted. Matthew Lambert gave a recommendation to approve the site plan.

Motion was made by Randolph Young, seconded by Veronica Hudson to approve the site plan for Saraland Crossings Shopping Center located on Shell Street, filed by Propst Development of Saraland, LLC c/o Saraland Retail Investments, LLC. Motion carried.

Chairman Johnny Holley returned to the meeting.

SITE PLAN: AZTECAS RESTAURANT, 310 INDUSTRIAL PARKWAY, FILED BY ARMANDO RODRIGUEZ C/O DON WILLIAMS

Prior to the meeting, reviews were conducted by the City Planner, Matthew Lambert, City Fire Code Official, Randolph Young, and consulting engineers – Kirby Latham of Michael Baker International and water and sewer reviews by McCrory and Williams, Inc. Corrections were made and revisions submitted. Matthew Lambert gave a recommendation to approve the site plan.

Motion was made by Randolph Young, seconded by Veronica Hudson, to approve the site plan for Aztecas Restaurant, 310 Industrial Parkway, filed by Armando Rodriguez c/o Don Williams. Motion carried.

SITE PLAN: HAMPTON INN & SUITES, 80 SHELL STREET, FILED BY PINE HOLDINGS, LLC C/O HUTCHINSON, MOORE & RAUCH, LLC

Prior to the meeting, reviews were conducted by the City Planner, Matthew Lambert, City Fire Code Official, Randolph Young, and consulting engineers – Kirby Latham of Michael Baker International and water and sewer reviews by McCrory and Williams, Inc. Corrections were made and revisions submitted. Matthew Lambert gave a recommendation to approve the site plan.

Motion was made by Randolph Young, seconded by Veronica Hudson, to approve the site plan for Hampton Inn, 80 Shell Street, filed by Pine Holdings, LLC c/o Hutchinson, Moore & Rauch, LLC. Motion carried.

PETITION FOR ANNEXATION OF 9170 CELESTE ROAD

Motion was made by Randolph Young, seconded by Ronnie Outlaw, for a favorable recommendation to the Saraland City Council to annex into the City of Saraland 9170 Celeste Road, Parcel No. R021903070000022.003, filed by property owners James Allen Jackson and Michelle M. Jackson. Motion carried.

PETITION FOR ANNEXATION OF 9356 MAPLE RIDGE DRIVE

Motion was made by Robert Lutz, seconded by Randolph Young, for a favorable recommendation to the Saraland City Council to annex into the City of Saraland 9356 Maple Ridge Drive, Parcel No. R021801120000057, filed by property owners Tonya Briggs Singleton and Martha Gallo Sudderth. Motion carried.

Motion was made by Randolph Young, seconded by Wayne Biggs, to add to the agenda a site plan review of Rich's Car Wash, 119 Shelton Beach Road, for the addition of a concrete pad to place tanks for water treatment equipment. Motion carried.

SITE PLAN: RICH'S CAR WASH, 119 SHELTON BEACH ROAD, EQUIPMENT LAYOUT FOR A RE-USE WATER TREATMENT FACILITY, FILED BY RICHARDSON, INC.

City Planner, Matthew Lambert, recommended approving the site plan because there would be little to no drainage impact with the addition of a concrete pad to place tanks for a water treatment facility.

Motion was made by Wayne Biggs, seconded by Veronica Hudson, to approve the site plan for Rich's Car Wash, 119 Shelton Beach Road, for the equipment layout for a re-use water treatment facility, filed by Richardson, Inc. Motion carried.

City Attorney, Andy Rutens, asked the commission to reconsider the Preliminary plat for Phase Three of The Woodlands at Saraland.

Motion was made by Veronica Hudson, seconded by Robert Lutz, to delay action on the Preliminary Plat for The Woodlands at Saraland, Phase Three, filed by North Ridge LLC c/o Dewberry-Preble-Rish. The application will continue to be reviewed at the next regularly scheduled Planning Commission meeting on July 11, 2017, which will include a continuation of the public hearing. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 8:06 p.m.

ACCEPTED AND APPROVED:









