

The Saraland Planning Commission convened in regular session on July 11, 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
Barry Andrews
Mandy Whigham

Absent:

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

Minutes of the June 13, 2017, meeting were approved by signing.

AFTER THE PROPER NOTICES WERE SENT, THE CONTINUATION OF THE 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

Any necessary revisions to the plat had been made prior to the June Planning Commission meeting, and the Planning Commission voted to take action on the application at the July meeting. City Attorney, Andy Rutens, explained why he would not recommend approving the plat. (1) The Planned Unit Development master plan approved 12/8/09 by the Saraland Planning Commission is no longer valid under the provisions of the Saraland Land Use and Development Ordinance. (2) The subdivision does not meet the requirements for minimum lot sizes or setbacks for property zoned R1. (3) Under the guidelines of the 2009 International Fire Code (adopted by the City in February 2013), the subdivision does not meet the required two fire access roads for ingress and egress. City Planner, Matthew Lambert, recommended not approving the preliminary subdivision plat.

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

In favor of approving the application:

1. Clay A. Lanham, Jones Walker LLP

Against approving the application:

1. Roger Pettis (read a letter from an adjacent property owner who could not be present)

2. Danny Drake

The public hearing was closed.

Motion was made by Wayne Biggs, seconded by Coy Butts, to not approve the preliminary plat review of The Woodlands at Saraland, Phase Three, filed by North Ridge LLC c/o Dewberry-Preble-Rish. The reasons given for denying the application were as follows: (1) The Planned Unit Development master plan approved 12/8/09 by the Saraland Planning Commission is no longer valid under the provisions of the Saraland Land Use and Development Ordinance. (2) The subdivision does not meet the requirements for minimum lot sizes or setbacks for property zoned R1. (3) Under the guidelines of the 2009 International Fire Code (adopted by the City in February 2013), the subdivision does not meet the required two fire access roads for ingress and egress. (4) Safety as an ultimate concern as an already over-burdened Celeste Road would incur increased traffic. (5) The developer's lack of due diligence in regard to maintenance of existing public areas and detention ponds in phases one and two. Motion carried with Ronnie Outlaw voting against the motion.

Chairman Holley explained any party aggrieved by this decision may, within fifteen days of the date of the decision, appeal to the Circuit Court of Mobile County by filing a written notice of appeal, specifying the decision from which the appeal is taken. Notice of the appeal, as well as a date stamped copy of the appeal filed in the Circuit Court must be filed with this Board within the fifteen day appeal period.

SITE PLAN: 1175 RADCLIFF ROAD, TRANSWOOD CARRIERS, FILED BY MOORE PROPERTIES LLC C/O DAVID SHUMER OF BARTON & SHUMER ENGINEERING, LLC

Prior to the meeting, reviews were conducted by the City Planner, Matthew Lambert, City Fire Code Official, Randolph Young, and consulting engineer Kirby Latham of Michael Baker International. A few corrections were made and revisions submitted. Le Moyne Water System Inc. services the area. In question is service for public sewer or if a private septic system will be required. Matthew Lambert also noted the subdivision plat approved at the June Planning Commission meeting for this site had not been recorded to date. He recommended approving the site plan contingent on finalization of sanitary sewer plans and recordation of the site's subdivision plat. No land disturbance or building permits will be issued until the contingencies are met.

Motion was made by Randolph Young, seconded by Wayne Biggs to approve the site plan for 1175 Radcliff Road, Transwood Carriers, filed by Moore Properties LLC c/o David Shumer of Barton & Shumer Engineering, LLC, contingent on finalization of sanitary sewer plans and recordation of the site's subdivision plat. Motion carried.

SITE PLAN: 1601 CELESTE ROAD, DESTINATION CHURCH, FILED BY DESTINATION CHURCH C/O DAVID SHUMER OF BARTON & SHUMER ENGINEERING, LLC

Mandy Whigham recused herself. 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. Both Matthew Lambert and Kirby Latham recommend a traffic study, and the findings of the traffic study to be implemented at the cost of the applicant. No site disturbance or construction permits will be issued until the contingency is met.

Motion was made by Randolph Young, seconded by Ronnie Outlaw to approve the site plan for 1601 Celeste Road, Destination Church, filed by Destination Church c/o David Shumer of Barton & Shumer Engineering, LLC, contingent on the submittal of a traffic study and the recommendations of the study being implemented by the church. Motion carried.

Mandy Whigham returned to the meeting.

**RECOMMENDATION TO CITY COUNCIL: REQUEST TO RE-ZONE FROM R1 TO B2
312 CELESTE ROAD, FILED BY PROPERTY OWNER WOODMEN OF THE WORLD
LODGE C/O AUTHORIZED AGENT WILLARD FROST**

Motion was made by Randolph Young, seconded by Ronnie Outlaw, for a favorable recommendation to the Saraland City Council to re-zone 312 Celeste Road, Parcel R021908330007007, from R-1 to B-2, filed by property owner Woodmen of the World Lodge c/o authorized agent Willard Frost. Motion carried.

PETITION FOR ANNEXATION OF 4039 GLENWAY DRIVE

Motion was made by Barry Andrews, seconded by Mandy Whigham, for a favorable recommendation to the Saraland City Council to annex into the City of Saraland 4039 Glenway Drive, Parcel No. R021807250000076, filed by property owner Ricky M. Gafford. Motion carried.

OLD BUSINESS

Motion was made by Randolph Young, seconded by Wayne Biggs, to amend the agenda to include the final plat review of Elysian Fields Subdivision, Phase two. Motion carried.


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

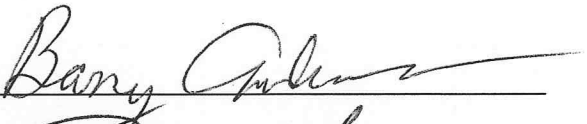
The application was denied at the June Planning Commission, and all items given as reason for denial, except the engineer's as-built certification, have been met. The applicant is asking for approval of the plat contingent on receiving the engineer's as-built certification before the plat can be signed and recorded.

Motion was made by Robert Lutz, seconded by Veronica Hudson, to approve the final subdivision plat of Elysian Fields Subdivision, Phase Two, filed by J3 V LLC c/o Dewberry-Preble-Rish, contingent on receiving the engineer's as-built certification. The plat cannot be signed and recorded until the certification is submitted. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 7:20 p.m.

ACCEPTED AND APPROVED:


Randy Whigham
Wayne D. Bizz


Barry Allen
Robert Lutz
R. Young