

The Saraland Planning Commission convened in regular session on December 12, 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
Secretary Coy Butts
Wayne Biggs
Veronica Hudson
Ronnie Outlaw
Austin Sealey
Barry Andrews
Johnny Whigham

Absent: Vice-Chairman Robert Lutz

Others present: Matthew Lambert, City Planner; Andy Rutens, City Attorney

Minutes of the November 14, 2017, meeting were approved by signing.

FINAL PLAT REVIEW FOR CHERRY HILL SUBDIVISION, UNIT TWO FILED BY BRETT REAL ESTATE-ROBINSON DEVELOPMENT CO., INC.

Prior to the meeting, the plat was reviewed by the following entities: City Planner, Matthew Lambert; Saraland Fire Code Official, Austin Sealey; consulting engineer, Kirby Latham of Michael Baker International; consulting engineers for sewer, McCrory-Williams; and Kushla Water. Some revisions were needed and were made and re-submittals presented prior to the meeting. Mr. Lambert reported to the Planning Commission Kirby Latham's recommendation to request an additional bond to cover the roadway for a period of three years beyond the City's required bonding of the project. After discussion, the Planning Commission decided to only enforce the City's required bonding period of two years.

Motion was made by Wayne Biggs, seconded by Ronnie Outlaw, to approve the Final Plat of Cherry Hill Subdivision, Unit Two, filed by Brett Real Estate-Robinson Development Co., Inc. Motion carried.

SITE PLAN REVIEW OF MITCHELL CONTAINER ALTERATIONS, 226 SARALAND BOULEVARD SOUTH, FILED BY RON & THERESA MITCHELL C/O DENNIS PHILLIPS

Prior to the meeting, the site plan was reviewed by City Planner, Matthew Lambert; Saraland Fire Code Official, Austin Sealey; and consulting engineer, Kirby Latham of Michael Baker International. Mr. Lambert recommended approving the site plan.

Motion was made by Veronica Hudson, seconded by Barry Andrews, to approve the site plan for Mitchell Container alterations at 226 Saraland Boulevard South, filed by Ron & Theresa Mitchell c/o Dennis Phillips. Motion carried.

**PRELIMINARY/FINAL PLAT REVIEW OF DON & DEBBIE'S PLACE SUBDIVISION,
FILED BY L. DONALD THOMASTON**

Prior to the meeting, the plat was reviewed by City Planner, Matthew Lambert. He found the plat to be in order and recommended approving the plat. The proper notices were sent advertising the public hearing and Chairman Johnny Holley opened the floor for the public hearing. No one was present to speak for or against the subdivision and the public hearing was closed.

Motion was made by Barry Andrews, seconded by Ronnie Outlaw, to approve the Preliminary/Final Plat of Don & Debbie's Place Subdivision, filed by L. Donald Thomaston. Motion carried.

Motion was made by Barry Andrews, seconded by Veronica Hudson, to take up agenda item 8, petition for annexation, prior to agenda item 7, the public hearing on Celeste Road PUD. Motion carried

ANNEXATION

Motion was made by Barry Andrews, seconded by Ronnie Outlaw, for a favorable recommendation to the Saraland City Council to annex into the City of Saraland 10555 Celeste Road, Parcel R021307360000020, petitioned by property owners Eugene C. Jordan and Gathia S. Jordan. Motion carried.

**MASTER PLAN REVIEW OF CELESTE ROAD TRACT PLANNED UNIT
DEVELOPMENT, FILED BY J3 I LLC AND BLUEWATER DESIGN, LLC**

The proper notices were sent advertising the public hearing and Chairman Johnny Holley opened the floor for the public hearing. Mike Thomas of Bluewater Design spoke in favor of the development. Speaking to oppose the development was Stan Stokley of 3668 Celeste Oaks Drive, Saraland, AL. The public hearing was closed. City Planner, Matthew Lambert, recommended denying the plat because 1) the plan shows multi-family and commercial developments, and should only have single family development, and 2) the distance between the two entrances does not meet the requirements of the currently adopted fire code. After discussion by the Planning Commission members and Mr. Thomas, the applicant requested to withdraw.

Motion was made by Wayne Biggs, seconded by Barry Andrews, to postpone the review of the Master Plan of the Celeste Road Tract Planned Unit Development until the next regularly scheduled meeting, January 9, 2018. Motion carried.

NEW BUSINESS

Wayne Biggs said in the near future an amendment to the Land Use and Development Ordinance will be presented to the Planning Commission in regards to the sign ordinance and more particularly billboards.

The February 2018 regularly scheduled meeting falls on a holiday, so City Planner, Matthew Lambert, recommended rescheduling the meeting to February 6, 2018.

Motion was made by Barry Andrews, seconded by Ronnie Outlaw, to schedule the February 2018 Planning Commission meeting for February 6, 2018. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:46 p.m.

ACCEPTED AND APPROVED:

Wayne E. Biggs
Antonio Seay
RK Outlaw

Tom B. Carlin
Veronica Hines