

The Saraland Planning Commission convened in regular session on January 9, 2018, at the Saraland City Court Room. The meeting was called to order at 6:00 p.m. by Vice-Chairman Robert Lutz.

Roll call was as follows:

Present: Vice-Chairman Robert Lutz
Wayne Biggs
Veronica Hudson
Ronnie Outlaw
Austin Sealey
Barry Andrews

Absent: Chairman Johnny Holley
Secretary Coy Butts
Johnny Whigham

Others present: Mike Black, Inspection Services Director; Matthew Lambert, City Planner; Andy Rutens, City Attorney

Minutes of the December 12, 2017, meeting were approved by signing.

PRELIMINARY/FINAL PLAT REVIEW OF HALLIEFIELD SUBDIVISION, FILED BY KAVIN ROWELL

Prior to the meeting, the plat was reviewed, and a couple of revisions were needed and were made. City Planner, Matthew Lambert, recommended approving the plat. Vice-Chairman Robert Lutz opened the floor for the public hearing. No one was present to speak for or against the subdivision. The public hearing was closed.

Motion was made by Wayne Biggs, seconded by Barry Andrews, to approve the Preliminary/Final Plat of Halliefield Subdivision, filed by Kevin Rowell. Motion carried.

OLD BUSINESS

Matthew Lambert provided members of the Planning Commission with a copy of a proposed amendment to the Land Use and Development Ordinance pertaining to billboards which members are to review prior to the next meeting.

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

Revisions were made to the proposed development. The following changes were made: 1) all commercial development was removed; 2) all multi-family dwellings were removed; and 3) the distance for two entrances as required by the fire code was corrected and now meets the guidelines

of both the currently adopted fire code and Land Use and Development Ordinance. The developers also reduced the number of lots for the PUD. City Attorney, Andy Rutens, brought to the Planning Commission's attention Section 30-8(b)(2)(c) of the Saraland Land Use and Development Ordinance meaning this PUD would be required to go through the re-zoning process. It was discussed that the South Alabama Regional Planning Commission was consulted and according to them, it is their organization's practice to have final approval go through City Council when re-zoning is necessary for a PUD.

Vice-Chairman Robert Lutz opened the floor for a public hearing.

Speaking against the development:

1. Denton Boutwell
2. Ashley Flowers
3. Jason Rowell
4. Curtis Wilkinson

Speaking in favor of the development:

1. Mike Thomas
2. Jon Lieber

The floor was closed for the public hearing.

After the public hearing, it was decided to re-advertise for a public hearing during the February meeting to ensure the proper adjacent property owners would be notified.

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, February 6, 2018. Motion carried.

NEW BUSINESS

Motion was made by Barry Andrews, seconded by Veronica Hudson, to amend the agenda to include review of an application for annexation. Motion carried.

ANNEXATION

Motion was made by Barry Andrews, seconded by Austin Sealey, for a favorable recommendation to the Saraland City Council to annex into the City of Saraland 3720 Hickory Drive, Parcel R021801120000045.02, petitioned by property owner Billy Earl Moore, Jr. Motion carried.

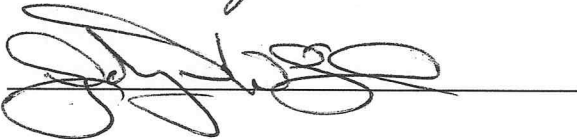
There being no further business to come before the Planning Commission, the meeting adjourned at 6:51 p.m.

ACCEPTED AND APPROVED:

Wayne E. Buzzi

RK Dulla

Don Barry Andrew



Veronica Hudson

Austin Sealey
