

The Saraland Planning Commission convened in regular session on May 8, 2018, 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  
Veronica Hudson  
Ronnie Outlaw  
Austin Sealey  
Johnny Whigham

Absent: Barry Andrews

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

Minutes of the April 10, 2018, meeting were approved by signing.

Motion was made by Robert Lutz, seconded by Ronnie Outlaw, to approve the May 8, 2018, Planning Commission agenda. Motion carried.

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

**SITE PLAN FOR 100 ENNIS STREET, NEW METAL BUILDINGS, FILED BY SARALAND WATER & SEWER SYSTEM**

Prior to the meeting, the site plan was reviewed by the following: Matthew Lambert, City Planner, Kirby Latham, consulting engineer, and Austin Sealey, Saraland Fire Code Official. Mr. Lambert gave a favorable recommendation to approve the site plan.

Motion was made by Robert Lutz, seconded by Coy Butts, to approve the site plan for 100 Ennis Street for new metal buildings filed by the Saraland Water & Sewer System. Motion carried.

**SITE PLAN AMENDMENT AT 2955 TOWNSHIP BOULEVARD, LA MAISON OF SARALAND, FOR ADDITIONAL PARKING, FILED BY LA MAISON OF SARALAND (THE FORTIS COMPANY)**

The site plan is being amended to include paving an area previously approved with crushed stone. In addition, 19 parking spaces are being added. Kirby Latham, consulting engineer for the City, said the original design for detention was more than sufficient to handle the run off to be created

by the new impervious surface. Matthew Lambert, City Planner, recommended approving the amended site plan.

Motion was made by Robert Lutz, seconded by Austin Sealey, to approve the amended site plan for 2955 Towneship Boulevard, La Maison of Saraland. Motion carried.

**ANNEXATION PETITION FOR 10308 CELESTE ROAD, PARCELS R021209310000001.021 AND R021209310000001.006, FILED BY PROPERTY OWNERS ALEX T. HOWARD AND FONTAINE R. HOWARD**

Motion was made by Robert Lutz, seconded by Ronnie Outlaw, for a favorable recommendation to the Saraland City Council to annex into the City of Saraland 10308 Celeste Road, Parcels R021209310000001.021 and R021209310000001.006, filed by property owners Alex T. Howard and Fontaine R. Howard. Motion carried.

**PRELIMINARY/FINAL PLAT REVIEW OF CELESTE SPRINGS, PHASE TWO, FILED BY CELESTE SPRINGS, LLC**

City Planner, Matthew Lambert, gave a favorable recommendation to approve the plat. The proper notices were sent advertising the public hearing, and Chairman Johnny Holley opened the floor for public hearing. No one was present to speak for or against the application, and the public hearing was closed.

Motion was made by Robert Lutz, seconded by Coy Butts, to approve the Preliminary/Final plat of Celeste Springs, Phase Two, filed by Celeste Springs, LLC, contingent on the annexation of Parcels R021209310000001.021 and R021209310000001.006. Motion carried.

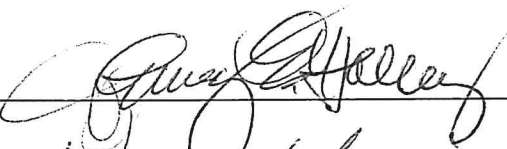


**PRELIMINARY/FINAL PLAT REVIEW OF CREAX ROAD ESTATES, PHASE 1, FILED BY FOXTRAP INVESTMENTS, LLC C/O JASON LINDER**


City Planner, Matthew Lambert, gave a favorable recommendation to approve the plat. The proper notices were sent advertising the public hearing, and Chairman Johnny Holley opened the floor for public hearing. Dale Herring of 11240 Creax Road Extension was present to inquire about the subdivision. His concern was with new ownership of the newly created parcels located along Creax Road Extension, would the new owners be required to sign an agreement to contribute to the maintenance of the private road. Mr. Herring said the current residents on Creax Road Extension have access through a recorded easement. The easement was not shown on the plat, and numerous question were posed about the access to the new lots. No one was present to represent the applicant and therefore the questions were left unanswered. The public hearing was closed. Matthew Lambert changed his recommendation to deny the subdivision plat due to the questions raised during the public hearing.

Motion was made by Wayne Biggs, seconded by Johnny Whigham, to deny the Preliminary/Final plat of Creax Road Estates, Phase 1, filed by Foxtrap Investments, LLC, c/o Jason Linder. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:39 p.m.

**ACCEPTED AND APPROVED:**

  
Wayne Biggs  
  
Johnny Whigham  


  
Austin Sealey