

The Saraland Planning Commission convened in regular session on January 8, 2019, 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
Ronnie Outlaw
Barry Andrews
Scooter Thronson
Austin Sealey

Absent: Veronica Hudson

Others present: D. Logan Anderson, City Planner; Andy Rutens, City Attorney; Mike Black, Chief Building Inspector; Brooke Miller, Building Department Office Assistant

Minutes of the December 11, 2018 meeting were approved by signing.

Motion was made by Wayne Biggs, seconded by Barry Andrews, to approve the December 11, 2018, Planning Commission agenda. Motion carried.

Chairman Johnny Holley called for conflicts of interest of any agenda item for members of the Planning Commission. Chairman Johnny Holley stated he had a conflict with two items on the agenda and would recuse himself. No other conflicts were brought forth.

NEW BUSINESS

Motion was made by Wayne Biggs, seconded by Barry Andrews, to amend the January 8, 2019, Planning Commission agenda to switch agenda item numbers seven (7) and eight (8). Motion carried.

PRELIMINARY/FINAL REVIEW OF O'QUINN ESTATES SUBDIVISION, 527 SARALAND BLVD S, FILED BY DRS INVESTMENTS, LLC AND MATTHEW T. O'QUINN

D. Logan Anderson, City Planner, gave a favorable recommendation to approve the plat contingent that the proposed Lot 2 shall be rezoned to one (1) zoning district. The proper notices were sent advertising the public hearing, and Chairman Johnny Holley opened the floor for public hearing. The public hearing was closed.

Motion was made by Barry Andrews, seconded by Scooter Thronson, to approve the Preliminary/Final plat for O'Quinn Estates Subdivision, 527 Saraland Blvd S, filed by DRS Investments, LLC and Matthew T. O'Quinn contingent that the proposed Lot 2 shall be rezoned to one (1) zoning district. Motion carried.

PRELIMINARY/FINAL REVIEW OF E.Q. AUTRY SUBDIVISION, RE-SUBDIVISION OF LOTS 2 & 3, 916 CLEVELAND ROAD, FILED BY PAMELA KAY LACKEY

D. Logan Anderson, City Planner, gave a favorable recommendation to approve the plat as shown. The proper notices were sent advertising the public hearing, and Chairman Johnny Holley opened the floor for public hearing. Gavin Middleton of 135 Thomas Drive was present to inquire about the subdivision. His concern was whether the applicant intended to build apartment complex. Georgeann Bailey Ross of 209 Second Ave was present to inquire about the subdivision. She inquired if any roads were being developed through the property. Mr. Orrell of Poly Surveying was present to advise the Planning Commission that the applicant intended to subdivide the property between family members. The public hearing was closed.

Motion was made by Scooter Thronson, seconded by Ronnie Outlaw, to approve the Preliminary/Final plat for E.Q. Autry Subdivision, re-subdivision of Lots 2 & 3, 916 Cleveland Road, filed by Pamela Kay Lackey. Motion carried.

PRELIMINARY/FINAL REVIEW OF LA'SARA PLACE SUBDIVISION, 515 PIERCE STREET, FILED BY PROPERTY OWNER MOORE PROPERTIES, LLC.

Chairman Johnny Holley recused himself.

D. Logan Anderson, City Planner, gave a favorable recommendation to approve the plat as shown contingent the plat be revised to add a signature block for the City of Saraland Planning Commission. The proper notices were sent advertising the public hearing, and Vice Chairman Robert Lutz opened the floor for public hearing. Arthesta Kelly of 114 Craig Drive was present to inquire about the subdivision. Her concern was with the zoning and development of the property. She stated she did not want any apartment complexes being built near her property. The Planning Commission informed Ms. Kelly that the property was zoned R2 which multi-family dwellings are not allowed by right. Brad Patterson of 108 Craig Drive was present to inquire about the subdivision. Mr. Patterson asked if the property owner intended to build rental homes. Vice Chairman Robert Lutz informed Mr. Patterson that the plans for development was not yet a concern for the Planning Commission since this request is only for subdivision of the property. The public hearing was closed.

Motion was made by Wayne Biggs, seconded by Scooter Thronson, to approve the Preliminary/Final plat for La'Sara Place Subdivision, 515 Pierce Street, filed by property owner Moore Properties, LLC, contingent that the plat be revised to add a signature block for the City of Saraland Planning Commission. Motion carried.

PRELIMINARY/FINAL REVIEW OF RE-SUBDIVISION OF LOT 1B SARALAND CROSSING SUBDIVISION, FILED BY PROPERTY OWNER PROPST DEVELOPMENT SARALAND C/O THOMPSON ENGINEERING

D. Logan Anderson, City Planner, gave a favorable recommendation to approve the plat as shown. The proper notices were sent advertising the public hearing, and Vice Chairman Robert Lutz opened the floor for public hearing. The public hearing was closed.

Motion was made by Ronnie Outlaw, seconded by Coy Butts, to approve the Preliminary/Final plat for Lot 1B Saraland Crossing Subdivision, filed by property owner Propst Development Saraland c/o Thompson Engineering. Motion carried.

Johnny Holley returned to chair meeting.

SITE PLAN FOR 75 SHELL ST., LOCATION OF THE NEW SARALAND MEDICAL OFFICE BUILDING, FILED BY ZARZOUR COMPANIES.

Prior to the meeting, the site plan was reviewed by the following: D. Logan Anderson, City Planner; Mike Black, Chief Building Inspector; Austin Sealey, Fire Code Official; Kirby Latham, consultant engineer with Neel Schaffer; and McCrory & Williams, Inc. for water and sewer. All the requirements were met, and D. Logan Anderson gave a favorable recommendation to approve the site plan.

Motion was made by Ronnie Outlaw, seconded by Scooter Thronson, to approve the Site Plan for 75 Shell St., location of the Saraland Medical Office Building, filed by Zarzour Companies. Motion carried.

SITE PLAN FOR 1301 WEST I-65 SERVICE ROAD, LOCATION OF THE NEW POPEYES RESTAURANT, FILED BY MABO INVESTMENTS, LLC, C/O ELEMENT3 ENGINEERING.

Prior to the meeting, the site plan was reviewed by the following: D. Logan Anderson, City Planner; Mike Black, Chief Building Inspector; Austin Sealey, Fire Code Official; Kirby Latham, consultant engineer with Neel Schaffer; and McCrory & Williams, Inc. for water and sewer. All the requirements were met, and D. Logan Anderson gave a favorable recommendation to approve the site plan.

Motion was made by Ronnie Outlaw, seconded by Barry Andrews, to approve the Site Plan for 1301 West I-65 Service Road, location of the new Popeyes Restaurant, filed by Mabo Investments, LLC, C/O Element3 Engineering. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:30 p.m.

ACCEPTED AND APPROVED:












