

The Saraland Planning Commission convened in regular session on June 11, 2019, 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
Secretary Coy Butts
Wayne Biggs
Veronica Hudson
Barry Andrews
Ronnie Outlaw
Scooter Thronson

Absent: Chairman Johnny Holley
Austin Sealey

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

Motion was made by Wayne Biggs, seconded by Coy Butts, to approve the June 11, 2019, Planning Commission agenda. Motion carried.

Vice-Chairman Robert Lutz called for conflicts of interest of any agenda item for members of the Planning Commission. No conflicts were brought forth.

PRELIMINARY PLAT REVIEW OF SPANISH TRACE SOUTH SUBDIVISION, UNIT ONE, PARCEL NUMBER R021909313000005.003, FILED BY BRETT ROBINSON REAL ESTATE DEVELOPMENT CO., INC.

D. Logan Anderson, City Planner, gave a favorable recommendation to tentatively approve the preliminary plat subject to: complying with all applicable federal, state, and local agencies regarding storm water management, wetland, and floodplain requirements; complying with Engineering comments regarding the Water and Sewer Utility Plan(s); obtaining the appropriate permit(s) for land disturbing activity within one (1) year, or re-approval of the Preliminary Plat by the Planning Commission will be required; and, any revision to the Preliminary Plat being reflected upon the Master Plan. 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 Wayne Biggs, seconded by Scooter Thronson, to approve the Preliminary Plat of Spanish Trace South Subdivision, Unit One, Parcel Number R021909313000005.003, filed by Brett Robinson Real Estate Development Co., Inc., subject to staff recommendations. The motion carried.

PRELIMINARY/FINAL PLAT REVIEW OF CELESTE SPRINGS SUBDIVISION, PHASE THREE, PARCEL NUMBERS R021903060000001.014 & R021209310000001.025, FILED BY ALEXANDER HOWARD.

D. Logan Anderson, City Planner, gave a favorable recommendation to approve the preliminary/final plat subject to: revising the plat to illustrate at least the minimum required front yard setback where each lot is 100' wide; revising the plat to depict the remainder of the parent parcel(s) from which future phases of the subdivision are proposed as "Future Development," to include the dimensions (in square feet and acres), and the current legal description(s) of the parcel(s); providing the Building Department with a Master Plan illustrating each phase of the Celeste Springs Subdivision; any revision to any phase of the subdivision being reflected upon the Master Plan; and, providing one (1) copy of the recorded plat the Building Department prior to any request(s) for permits. 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 Wayne Biggs, seconded by Ronnie Outlaw, to approve the Preliminary/Final Plat of Celeste Springs Subdivision, Phase Three, Parcel Numbers R021903060000001.014 and R021209310000001.025, filed by Alexander Howard, subject to staff recommendations. The motion carried.

PRELIMINARY/FINAL PLAT REVIEW OF SAWMILL ROAD SUBDIVISION, PARCEL NUMBER R022205152000001.01, FILED BY SAWMILL ROAD, LLC.

D. Logan Anderson, City Planner, gave a favorable recommendation to approve the preliminary/final plat subject to: revising the plat to depict a connection between the proposed ingress/egress easement to public right-of-way or to the existing ingress/egress easement extending from U.S. Hwy. 43, or providing evidence to the Building Department that the proposed lots have access through the adjacent property; and, providing one (1) copy of the recorded plat the Building Department prior to any request(s) for permits. 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 Wayne Biggs, seconded by Scooter Thronson, to approve the Preliminary/Final Plat of Sawmill Road Subdivision, Parcel Number R022205152000001.01, filed by Sawmill Road, LLC, subject to staff recommendations. The motion carried.

SITE PLAN: T-MOBILE CELL TOWER, PARCEL NUMBER R022205152000001.01, FILED BY BRANCH TOWERS III, LLC.

Prior to the meeting the site plan was reviewed by the following: D. Logan Anderson, City Planner; Austin Sealey, Fire Code Official; Kirby Latham, consultant engineer with Neel-Shaffer; and, McCrory & Williams, Inc. for water and sewer. D. Logan Anderson gave a favorable recommendation to approve the site plan, subject to: completing the subdivision

process prior to any request(s) for permits; and, complying with all other applicable Codes and Ordinance. Coy Butts inquired about how far a buffer fence illustrated on the site plan was proposed to extend from and around the proposed cell tower. Mr. David Wilkins, representative of the application, was present and responded that the fence will extend 25' from the tower, and surround the entire property in 50' segments.

Motion was made by Scooter Thronson, seconded by Coy Butts, to approve the Site Plan for the T-Mobile Cell Tower, Parcel Number R022205152000001.01, filed by Branch Towers III, LLC, subject to staff recommendations. The motion carried.

RECOMMENDATION TO CITY COUNCIL: PETITION FOR ANNEXATION OF 3540 CELESTE COURT, SARALAND, AL 36571, PARCEL NUMBER R021209310000001.010, FILED BY PROPERTY OWNERS JAMES & DEBORAH HEATH.

D. Logan Anderson, City Planner, recommended the Planning Commission provide a favorable recommendation to City Council to approve the Petition for Annexation of the property with the requested zoning of R-1, Low Density Residential.

Motion was made by Wayne Biggs, seconded by Coy Butts, to give a favorable recommendation to City Council to approve the petition for annexation of Parcel R021209310000001.010, 3540 Celeste Court, Saraland, AL 36571, filed by property owners James and Deborah Heath, with the requested zoning of R-1, Low Density Residential. The motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:15 p.m.

ACCEPTED AND APPROVED:

Robert Lutz

RK Duda

Wayne E. Biggs

Scooter Thronson

Austin Sealey

Coy Butts

Barry Anderson

Grant Hulse

