

The Saraland Planning Commission convened in regular session on April 9, 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
Secretary Coy Butts
Ronnie Outlaw
Scooter Thronson
Austin Sealey
Veronica Hudson
Wayne Biggs

Absent: Vice-Chairman Robert Lutz
Barry Andrews

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 Coy Botts, seconded by Scooter Thronson, to approve the April 9, 2019, 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 were brought forth.

PRELIMINARY/FINAL PLAT REVIEW OF FIRST AVENUE SUBDIVISION, 429 FIRST AVENUE; FILED BY HAIDT LAND SURVEYING.

Staff's recommendation, along with its conditions, was provided to the applicant prior to the meeting. D. Logan Anderson, City Planner, 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. The public hearing was closed.

Motion was made by Wayne Biggs, seconded by Scooter Thronson, to approve the Preliminary/Final Plat Review of First Ave Subdivision, 429 First Avenue, filed by Haidt Land Surveying, subject to the following conditions:

- 1) Retention of the lot sizes in square feet and acres on the Final Plat;
- 2) Retention of at least the 35' minimum front yard setback line where each lot is at least 100' wide;
- 3) Revision of the preliminary plat to state "Final Plat";
- 4) Placement of a note on the Final Plat stating: "For the location of all utilities see construction plans";

- 5) Provision of at least one (1) copy of the recorded plat to the Saraland Building Department prior to any requests for land-disturbing or construction permits; and,
- 6) Compliance with all other applicable Codes and Ordinances.

The motion carried.

PRELIMINARY/FINAL PLAT REVIEW OF SHELTON BEACH SUBDIVISION, 1877 SHELTON BEACH ROAD; FILED BY HUTCHINSON, MOORE & RAUCH, LLC.

Staff's recommendation, along with its conditions, was provided to the applicant prior to the meeting. D. Logan Anderson, City Planner, 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. Planning Commission member Coy Butts inquired about the location of the lot. Mr. Anderson presented Mr. Butts with a copy of the preliminary plat illustrating the location and the layout of the proposed lot. The public hearing was closed.

Motion was made by Wayne Biggs, seconded by Scooter Thronson, to approve the Preliminary/Final Plat Review of Shelton Beach Subdivision, 1877 Shelton Beach Road, filed by Hutchinson, Moore & Rauch, LLC, subject to the following conditions:

- 1) Revision of the plat to indicate the size of the lot in square feet, as well as acres, or provision of a table on the Final Plat with the same information;
- 2) Placement of a note on the Final Plat stating no structures shall be constructed in any easement;
- 3) Revision of the preliminary plat to state "Final Plat";
- 4) Placement of a note on the Final Plat stating: "For the location of all utilities see construction plans";
- 5) Placement of a note on the Final Plat stating that any work performed in the existing right-of-way or right-of-ways, such as curb cuts, driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping, will require approval by ALDOT;
- 6) Placement of a note on the Final Plat stating that the maintenance of any proposed detention facilities, common areas and/or wetlands shall be the responsibility of the property owner(s) and not the responsibility of the City of Saraland;
- 7) Compliance with all applicable federal, state and local agencies regarding storm water management, wetland, and floodplain requirements prior to the issuance of any Site Disturbance permit;
- 8) Provision of at least one (1) copy of the recorded plat to the Saraland Building Department prior to any requests for land-disturbing or construction permits; and,
- 9) Compliance with all other applicable Codes and Ordinances.

The motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:10 p.m.

ACCEPTED AND APPROVED:

<u>George E. Kelly</u>	<u>Austin Sealey</u>
<u>Ray Butler</u>	<u>RK Dulla</u>
<u>Willie</u>	<u>Wayne E. Buggi</u>
<u>Scott J</u>	
<u>Barry Anderson</u>	