

The Saraland Planning Commission convened in regular session on October 13, 2020 at the Saraland City Court Room. The meeting was called to order at 5:59 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

Present: Chairman Scooter Thronson
Secretary Julie McGuire
Wayne Biggs
Veronica Hudson
Barry Andrews
David Brown
Wayne Lyssy

Absent: Austin Sealey

Others present: D. Logan Anderson, City Planner; Laura Tarver, Permit Technician; Jennifer Jemison, Zoning Technician; Andy Rutens, City Attorney.

Motion was made by Barry Andrews to approve the minutes of the September 8, 2020 meeting, seconded by Wayne Lyssy. Motion carried.

Motion was made by Barry Andrews to approve the agenda for the October 13, 2020 meeting, seconded by Wayne Lyssy. Motion carried.

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

Invocation by Veronica Hudson.

OLD BUSINESS:

PRELIMINARY/FINAL PLAT – THE ESTATES AT CELESTE LAKE SUBDIVISION
(WEST SIDE OF CELESTE ROAD AT THE WEST TERMINUS OF TWIN LAKES COURT,
EXTENDING SOUTH TO THE WEST TERMINUS OF DAWSON DRIVE)
PUBLIC HEARING TO CONSIDER THE REQUEST FOR REVIEW OF A
PRELIMINARY/FINAL PLAT PROPOSING SIX (6) LOTS ON 146.7± ACRES, FILED BY
PROPERTY OWNER J3 VI, LLC.

Motion was made by Wayne Lyssy, seconded by Wayne Biggs, to reconsider the proposed Preliminary/Final Plat approval of The Estates at Celeste Lake Subdivision. Chairman Scooter Thronson requested a roll call vote.

The following votes were recorded:

Yes: Scooter Thronson No: None
Veronica Hudson
Wayne Biggs
Barry Andrews
Julie McGuire
David Brown
Wayne Lyssy

Motion carried.

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request and noted that the Preliminary/Final Plat meets the minimum requirements of the Subdivision Provisions of the Land Use and Development Ordinance and is recommended for Tentative Approval, subject to: 1) Provision of certification from a reputable Geotechnical Engineering service of an acceptable load test of each phase of the private road, prior to any request for construction on each lot with which each phase of the road is associated, indicating it is stable and capable of supporting the City's emergency response vehicles; 2) Construction of a turnaround at each terminus of each phase of the road in compliance with Article 11-7 and in accordance with width and turnaround provisions of the 2015 International Fire Code; 3) Provision of a legal document prior to signing of the plat to run as a covenant with the land providing for continuing maintenance of the private road by an owners' association, or other entity, granting right of ingress and egress for emergency and utility maintenance vehicles, and holding harmless the governing body from damages to any owner within the subdivision arising, or which may arise, out of the existence of the private road. This document shall be approved by the City Attorney or their designee as to form and legality and shall be properly executed and recorded simultaneously with the Final Plat in the records of Mobile County Probate Court. Furthermore, each and every owner of property abutting upon and with legal access to the private road shall be a party to such document and agreement; 4) Placement of a sign, made to City standards on the property at the earliest convenience with the road name and identifying it as a private road; 5) Revision of the plat to label the name of the proposed private road; 6) Revision of the plat to depict a maintenance/access easement to the common area, per Article 18-40; 7) Placement of a note on the revised plat stating "For the location of all utilities see construction plans"; 8) Placement of a note on the revised plat stating that the presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities; 9) Approval of the Planned Unit Development; 10) Provision of two (2) copies of the recorded plat to the Saraland Building Department; 11) Compliance with Engineering comments; 12) Compliance with Utilities comments; 13) Compliance with Fire Department comments; and, 14) Compliance with all other applicable Codes and Ordinances.

The City Attorney, Andy Rutens, stated the roadway involved in this private subdivision does meet public safety standards and it is similar to what was done at Creax Estates that was previously approved. Mr. Rutens stated another subdivision was approved with similar standards. Mr. Rutens stated he submitted to the Planning Commission proposed private subdivision regulations clearly

stating the requirements of a private subdivision going forward. Mr. Rutens stated the Planning Commission has already approved the Planned Unit Development (PUD) for The Estates at Celeste Lake Subdivision and this a sister request to the PUD.

Motion was made by Wayne Lyssy, seconded by Wayne Biggs, to approve the Preliminary/Final Plat of The Estates at Celeste Lake Subdivision, filed by property owner J3 VI, LLC, subject to staff's recommendations. Chairman Scooter Thronson requested a roll call vote.

The following votes were recorded:

Yes:	Scooter Thronson	No: None
	Veronica Hudson	
	Wayne Biggs	
	Barry Andrews	
	Julie McGuire	
	David Brown	
	Wayne Lyssy	

Motion carried.

The City Attorney, Andy Rutens, requested the Planning Commission send a recommendation to City Council to adopt a moratorium on the approval of private subdivisions until such time the Planning Commission and City Council have had a chance to review the proposed private subdivision regulations.

Motion was made by Wayne Biggs, seconded by David Brown, to send a recommendation to City Council to adopt a moratorium on the approval of private subdivisions until such time the Planning Commission and City Council have had a chance to review the proposed private subdivision regulations. Motion carried.

NEW BUSINESS:

PRELIMINARY/FINAL PLAT – PINWOOD SUBDIVISION

(NORTH SIDE OF WALTER MOORE ROAD, 757'± EAST OF MADDUX ROAD)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR REVIEW OF A PRELIMINARY/FINAL PLAT PROPOSING TWO (2) LOTS ON 16.31± ACRES, FILED BY PROPERTY OWNER GEORGE SANDERSON.

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request and recommended Tentative Approval of the Preliminary/Final Plat, subject to: 1) Revision of the plat to illustrate the required setbacks for lots in the Planning

Jurisdiction where each lot is at least 80' in width, or provision of a table with the same information; 2) Placement of a note on the revised plat stating, "For the location of all utilities see construction plans." 3) Placement of a note on the revised plat stating that any proposed detention facilities and common areas shall be the responsibility of the property owner(s), and not the responsibility of the City of Saraland; 4) Provision of one (1) copy of the recorded plat to the Saraland Building Department; and, 5) Compliance with all other Codes and Ordinances.

The proper notices were sent advertising the public hearing, and Chairman Scooter Thronson opened the floor for public hearing. The public hearing was closed.

Motion was made by Wayne Lyssy, seconded by David Brown, to approve the Preliminary/Final Plat of Pinewood Subdivision, filed by property owners George Sanderson, subject to staff's recommendations. Motion carried.

PRELIMINARY/FINAL PLAT – WILLIAMSON ADDITION TO HICKORY HOLLOW SUBDIVISION

10896 ARMY ROAD

(EAST SIDE OF HICKORY HOLLOW DRIVE, A PRIVATE ROAD, 1,305' ± NORTH OF ARMY ROAD)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR REVIEW OF A PRELIMINARY/FINAL PLAT PROPOSING TWO (2) LOTS ON 9.73 ± ACRES, FILED BY JOHNNY HOLLEY, PLS.

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request and recommended Tentative Approval of the Preliminary/Final Plat, subject to: 1) Revision of the plat to provide a note stating that Hickory Hollow Drive is privately maintained and that there shall be no public right-of-way; 2) Revision of the plat to illustrate the remainder of the parent parcel from which a portion is proposed to be subdivided and combined to Lot 2 (A full survey of the remainder of the parcel is not necessary, but its legal description should be provided to staff, and it needs to be depicted as "future development area" on the revised plat); 3) Placement of a note on the revised plat stating, "For the location of all utilities see construction plans"; 4) Placement of a note on the revised plat stating that any proposed detention facilities and common areas shall be the responsibility of the property owner(s), and not the responsibility of the City of Saraland; 5) Provision of one (1) copy of the recorded plat to the Saraland Building Department; and, 6) Compliance with all other Codes and Ordinances.

The proper notices were sent advertising the public hearing, and Chairman Scooter Thronson opened the floor for public hearing. The public hearing was closed.

Motion was made by David Brown, seconded by Barry Andrews, to approve the Preliminary/Final Plat of Williamson Addition to Hickory Hollow Subdivision, filed by Johnny Holley PLS, subject to staff's recommendations. Motion carried.

**PRELIMINARY/FINAL PLAT – RESUBDIVISION OF LOT 3A OF THE
RESUBDIVISION OF LOT 3 OF SARALAND CROSSINGS SUBDIVISION**

(NORTHEAST CORNER OF INDUSTRIAL BOULEVARD AND SHELL ROAD)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR REVIEW OF A
PRELIMINARY/FINAL PLAT PROPOSING TWO (2) LOT ON 3.84± ACRES, FILED BY
PROPERTY OWNER PROPST DEVELOPMENT SARALAND, LLC.

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request and recommended Tentative Approval of the Preliminary/Final Plat, subject to: 1) Recordation of the plat of the Saraland Crossings Subdivision, Resubdivision of Lot 3, approved at the August 11, 2020 Planning Commission meeting; 2) Provision of one (1) copy of the recorded plat to the Saraland Building Department; and, 3) Compliance with all other Codes and Ordinances.

The proper notices were sent advertising the public hearing, and Chairman Scooter Thronson opened the floor for public hearing. The public hearing was closed.

Motion was made by Wayne Biggs, seconded by Barry Andrews, to approve the Preliminary/Final Plat of Resubdivision of Lot 3A of the Resubdivision of Lot 3 of Saraland Crossings Subdivision, filed by property owner Propst Development Saraland, LLC, subject to staff's recommendations. Motion carried.

PLANNING APPROVAL – FAUSAK TIRES & SERVICE

2949 TOWNESHIP BOULEVARD

(SOUTHWEST CORNER OF TOWNESHIP BOULEVARD AND SHELTON BEACH ROAD)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR PLANNING APPROVAL TO
ALLOW A TIRE STORE IN A B-2, GENERAL BUSINESS DISTRICT, FILED BY AGENT
ELEMENT 3 ENGINEERING, LLC.

D. Logan Anderson, City Planner, explained the process for Planning Approval, and that the request at hand was to consider the use of the property as a tire store. Mr. Anderson then gave a brief history of the site and a description of the request. Mr. Anderson offered the following findings of fact for approval: a) The proposal is appropriate with regard to transportation, access, water supply, waste disposal, fire and police protection, and other public facilities; b) The proposal will not cause undue traffic congestion or create a traffic hazard because access to the site is limited along Towneship Boulevard and not Shelton Beach Road; and, c) The proposal is in harmony with the orderly and appropriate development of the district in which the use is located because it would be a commercial use in an established commercial district, and the design of the site is such that all activity related to the use will be done indoors, thus minimizing the site's impact on adjacent properties.

Mr. Anderson then recommended approving the request for Planning Approval subject to approval of the Site Plan.

The proper notices were sent advertising the public hearing, and Chairman Scooter Thronson opened the floor for public hearing. The public hearing was closed.

Motion was made by Barry Andrews, seconded by Julie McGuire, to approve the request for Planning Approval to allow a tire store in a B-2, General Business District, filed by agent Element 3 Engineering, LLC, subject to approval of the site plan

Mr. Biggs asked Mr. Anderson for future reference what would be the ideal zoning district for a tire store since B-2 says it can be allowed with Planning Approval. Mr. Anderson responded stating that the question is not whether it is an appropriate zoning district, rather whether or not the use is appropriate with regard to certain criteria. Mr. Anderson stated that if the site can and will meet such criteria then it is suitable to approve the use. Mr. Biggs asked if B-2 would be appropriate. Mr. Anderson stated it would.

SITE PLAN – FAUSAK TIRES & SERVICE

2949 TOWNSHIP BOULEVARD

(SOUTHWEST CORNER OF TOWNSHIP BOULEVARD AND SHELTON BEACH ROAD)
SITE PLAN REVIEW OF THE PROPOSED FAUSAK TIRES & SERVICE, FILED BY AGENT
ELEMENT 3 ENGINEERING, LLC.

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 Volkert, Inc. for water and sewer. Most of the requirements were met, and D. Logan Anderson gave a favorable recommendation to tentatively approve the site plan, subject to: 1) Revision of a table on the site plan to depict a required 30' setback where the property abuts residentially zoned property; 2) Revision of the site plan to relocate the proposed dumpster and tire storage enclosures outside of the required 30' setback; 3) Placement of a note on the site plan stating the dumpster shall be enclosed and connected to sanitary sewer in compliance with Mobile County Health Department and 2015 IPC standards; 4) Placement of a note on the revised site plan stating that outdoor lighting of all types shall be directed so as to reflect away from all residential property and public rights-of-way, in compliance with Article 10-1(b); 5) Revision of the tree planting plan to illustrate compliance with Article 19-8(a)(1); 6) Revision of the tree planting plan to provide landscape area calculations; 7) Placement of a note on the tree planting plan stating that maintenance of all landscape area and tree plantings is the responsibility of the property owner, per Article 19-15; 8) Revision of the site plan to depict a residential buffer in compliance with Article 19-10; 9) Provision of copies of ADEM permits approving land disturbing work, prior to obtaining any construction permits; 10) If applicable, provision of the 2-year performance bond covering the possibility of drainage, erosion and siltation damage, prior to obtaining any site disturbance or construction permits; 11) Provision of two (2) copies of the revised site plan to the Saraland Building Department; 12) Approval of the Planning Approval request; 13) Compliance with Utilities comments; 14) Compliance with Engineering comments; and, 15) Compliance with all other Codes and Ordinances.

Motion was made by Wayne Biggs, seconded by Wayne Lyssy, to Tentatively Approve the Site Plan of Fausak Tires & Service, filed by agent Element 3 Engineering, LLC, subject to staff's recommendations. Motion carried.

PLANNING APPROVAL – PELC TIRE STORE

67 SHELL STREET

(SOUTHWEST CORNER OF TOWNSHIP BOULEVARD AND SHELTON BEACH ROAD)
PUBLIC HEARING TO CONSIDER THE REQUEST FOR PLANNING APPROVAL TO ALLOW A TIRE STORE IN A B-2, GENERAL BUSINESS DISTRICT, FILED BY PROPERTY OWNER TIRE GROUP PROPERTIES, LLC.

D. Logan Anderson, City Planner, explained the process for Planning Approval, and that the request at hand was to consider the use of the property as a tire store. Mr. Anderson then gave a brief history of the site and a description of the request. Mr. Anderson offered the following findings of fact for approval: a) The proposal is appropriate with regard to transportation, access, water supply, waste disposal, fire and police protection, and other public facilities; b) The proposal will not cause undue traffic congestion or create a traffic hazard because access to the site is via adjacent properties and not from a public right-of-way; and, c) The proposal is in harmony with the orderly and appropriate development of the district in which the use is located because it would be a commercial use in an established commercial district, and the design of the site is such that all activity related to the use will be done indoors, thus minimizing the site's impact on adjacent properties.

Mr. Anderson then recommended approving the request for Planning Approval subject to approval of the Site Plan.

The proper notices were sent advertising the public hearing, and Chairman Scooter Thronson opened the floor for public hearing. The public hearing was closed.

Motion was made by Wayne Biggs, seconded by David Brown, to Approve the request for Planning Approval to allow a tire store in a B-2, General Business District, filed by property owner Tire Group Properties, LLC, subject to staff's recommendation. Motion carried.

SITE PLAN – PELC TIRE STORE

67 SHELL STREET

(SOUTHWEST CORNER OF TOWNSHIP BOULEVARD AND SHELTON BEACH ROAD)
SITE PLAN REVIEW OF THE PROPOSED FAUSAK TIRES & SERVICE, FILED BY PROPERTY OWNER TIRE GROUP PROPERTIES, LLC.

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 Volkert, Inc. for water and sewer. Most of the requirements were met, and D. Logan Anderson gave a favorable recommendation to tentatively approve the site plan, subject to: 1) Revision of the site plan to depict a 30' setback where the

property abuts the 50' ingress/egress easement; 2) Revision of the site plan to depict a required 30' setback where the property abuts residentially zoned property; 3) Revision of the site plan to illustrate compliance with Article 16-2 regarding the required number of off-street parking spaces (40 are required); 4) Revision of the site plan to illustrate compliance with Article 16-3(c) regarding the minimum dimension requirements for off-street parking stalls; 5) Revision of the site plan to illustrate a dedicated off-street loading/unloading parking space in compliance with the provisions of Article 16-3(g); 6) Placement of a note on the revised site plan stating the dumpster pad shall be enclosed and connected to the sanitary sewer; 7) Placement of a note on the revised site plan stating that outdoor lighting of all types shall be directed so as to reflect away from all residential dwellings and public rights-of-way, in compliance with Article 10-1(b); 8) Revision of the tree planting and landscape area plan to provide a note stating that maintenance of all landscape area and tree plantings is the responsibility of the property owner, per Article 19-15, or provision of a letter signed by the property with the same information; 9) Revision of the site plan to depict a residential buffer in compliance with Article 19-10; 10) Placement of a note on the revised site plan stating all easements shall remain in effect until vacated through the proper Vacation process and reflected on a revised subdivision plat approved by the Planning Commission; 11) Placement of a note on the revised site plan stating that the maintenance of all proposed detention facilities, drainage facilities, and common areas shall be the responsibility of the property owner(s) and not the responsibility of the City of Saraland; 12) Address Utilities comments; and, 13) Address Engineering comments; 14) Provision of copies of ADEM permits approving land disturbing work prior to obtaining any construction permits; 15) If applicable, provision of the 2-year performance bond covering the possibility of drainage, erosion and siltation damage, prior to obtaining any site disturbance or construction permits; 16) Approval of the Planning Approval; 17) Compliance with Fire Department comments; 18) Provision of two (2) copies of the revised site plan to the Saraland Building Department; and, 19) Compliance with all other Codes and Ordinances.

Motion was made by Wayne Biggs, seconded by David Brown, to Tentatively Approve the Site Plan of PELC Tire Store, filed by property owner Tire Group Properties, LLC., subject to staff's recommendations. Motion carried.

SITE PLAN – SARALAND SHOPS

(NORTHEAST CORNER OF SHELL ROAD AND INDUSTRIAL PARKWAY)

SITE PLAN REVIEW OF THE PROPOSED SARALAND SHOPS, FILED BY DELANEY PROPERTY GROUP, LLC.

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 Volkert, Inc. for water and sewer. Most of the requirements were met, and D. Logan Anderson gave a favorable recommendation to tentatively approve the site plan, subject to: 1) Revision of the site plan to illustrate a 30' setback along Industrial Boulevard; 2) Placement of a table on the revised site plan depicting the required setbacks, zoning district, size of the proposed building, the size of each tenant space, and the lot size; 3) Placement of a note on the revised site plan stating the façade of the proposed building shall meet the special provisions of Article 15-2(d) regarding the design standards for commercial buildings; 4) Placement of a table on the revised site plan to depict the information required to

(EAST SIDE OF KALI OKA ROAD, 1,350' ± WEST OF THE TERMINUS OF HERBERT MORGAN ROAD)

RECOMMENDATION TO CITY COUNCIL REGARDING THE PETITION TO ANNEX PARCEL NUMBER R021805220000012.002, 10602 KALI OKA ROAD, EIGHT MILE, AL 36613, FILED BY PROPERTY OWNERS DANNY & TERRI HAVARD.

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request and recommended the Planning Commission provide a favorable recommendation to City Council to annex the subject property into Saraland City Limits with the zoning of R-1, Low Density Single Family Residential District.

Motion was made by Barry Andrews, seconded by David Brown, to provide a favorable recommendation to City Council regarding the petition to annex Parcel Number R021805220000012.002, 10602 Kali Oka Road, Eight Mile, AL 36613, filed by property owners Danny & Terri Havard. Motion carried.

PETITION FOR ANNEXATION – MARTHA HANCOCK & TERRI HAVARD

10600-B KALI OKA RD

(EAST SIDE OF KALI OKA ROAD, 2,015' ± WEST OF THE TERMINUS OF HERBERT MORGAN ROAD)

RECOMMENDATION TO CITY COUNCIL REGARDING THE PETITION TO ANNEX PARCEL NUMBER R021805220000013., 10600-B KALI OKA ROAD, EIGHT MILE, AL 36613, FILED BY PROPERTY OWNERS MARTHA HANCOCK & TERRI HAVARD

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request and recommended the Planning Commission provide a favorable recommendation to City Council to annex the subject property into Saraland City Limits with the zoning of R-1, Low Density Single Family Residential District.

Staff recommends the recommendation include the following conditions: 1) Approval of the annexation of the adjacent property; and, 2) Provision of proof of legal access to Kali Oka Road.

Motion was made by Barry Andrews, seconded by Wayne Lyssy, to provide a favorable recommendation to City Council regarding the petition to annex Parcel Number R021805220000013., 10600-B Kali Oka Road, Eight Mile, AL 36613, filed by property owners Martha Hancock & Terri Havard, subject to staff's recommendations. Motion carried.

PETITION FOR ANNEXATION – COLETON HAVARD

10600-A KALI OKA RD

(EAST SIDE OF KALI OKA ROAD, 2,193' ± WEST OF THE TERMINUS OF HERBERT MORGAN ROAD)

tentatively approve the site plan, subject to: 1) Revision of the site plan to illustrate a 30' setback along Industrial Boulevard; 2) Placement of a table on the revised site plan depicting the required setbacks, zoning district, size of the proposed building, the size of each tenant space, and the lot size; 3) Placement of a note on the revised site plan stating the façade of the proposed building shall meet the special provisions of Article 15-2(d) regarding the design standards for commercial buildings; 4) Placement of a table on the revised site plan to depict the information required to determine the correct number of off-street parking spaces; 5) Revision of the site plan to illustrate a dedicated off-street loading/unloading parking space in compliance with the provisions of Article 16-3(g); 6) Revision of a note on the site plan regarding the dumpster pad and its enclosure to also state that the dumpster shall be connected to the sanitary sewer; 7) Placement of a note on the revised site plan stating that outdoor lighting of all types shall be directed so as to reflect away from all residential dwellings and public rights-of-way, in compliance with Article 10-1(b); 8) Placement of a note on the revised site plan stating the site will comply with the tree and landscape provisions of Article 19-4 of the Land Use and Development Ordinance, and that a tree and landscape plan shall be provided at the time of permitting. The plan should include a note stating that maintenance of all landscape area and tree plantings is the responsibility of the property owner, per Article 19-15; 9) Placement of a note on the revised site plan stating that the maintenance of all proposed detention facilities, drainage facilities, and common areas shall be the responsibility of the property owner(s) and not the responsibility of the City of Saraland; 10) Placement of a note on the revised site plan stating all easements shall remain in effect until vacated through the proper Vacation process and reflected on a revised subdivision plat approved by the Planning Commission; 11) Certification acknowledging the bond requirement page located in the Site Plan application packet; 12) If applicable, provision of the 2-year performance bond covering the possibility of drainage, erosion and siltation damage, prior to obtaining any site disturbance or construction permits; 13) Address Utilities comments; 14) Address Engineering comments; 15) If applicable, provision of the 2-year performance bond covering the possibility of drainage, erosion and siltation damage, prior to obtaining any site disturbance or construction permits; 16) Approval of the Preliminary/Final Plat of the resubdivision of Lot 3A; 17) Provision of two (2) copies of the revised site plan to the Saraland Building Department; and, 18) Compliance with all other Codes and Ordinances.

Motion was made by Wayne Lyssy, seconded by Barry Andrews, to Tentatively Approve the Site Plan of Saraland Shops, filed by Delaney Property Group, LLC., subject to staff's recommendations. Motion carried.

Mr. Biggs discussed that the site plan illustrates a drive-thru for a proposed coffee shop. Mr. Biggs noted that the drive-thru will be going from the west side of the parking lot to the rear of the building and asked how traffic would exit the parking lot. Mr. Anderson stated the circulation comes back out to the ingress part of the lot, but there is also an egress that goes to a shared drive between the proposed lot to the north. Mr. Anderson stated it will be a right-in and right-out turn only.

PETITION FOR ANNEXATION – DANNY & TERRI HAVARD
10602 KALI OKA RD

Staff recommends the recommendation include the following conditions: 1) Approval of the annexation of the adjacent property; and, 2) Provision of proof of legal access to Kali Oka Road.

Motion was made by Barry Andrews, seconded by Julie McGuire, to provide a favorable recommendation to City Council regarding the petition to annex Parcel Number R021805220000017.02, 10600-A Kali Oka Road, Eight Mile, AL 36613, filed by property owner Coleton Havard, subject to staff's recommendations. Motion carried.

PETITION FOR ANNEXATION – DUSTIN & SUZANNE LEWIS

10570 KALI OKA RD

(EAST SIDE OF KALI OKA ROAD, 2,156' ± WEST OF THE TERMINUS OF HERBERT MORGAN ROAD)

RECOMMENDATION TO CITY COUNCIL REGARDING THE PETITION TO ANNEX PARCEL NUMBER R021805220000014., 10570 KALI OKA ROAD, EIGHT MILE, AL 36613, FILED BY PROPERTY OWNERS DUSTIN & SUZANNE LEWIS

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request and recommended the Planning Commission provide a favorable recommendation to City Council to annex the subject property into Saraland City Limits with the zoning of R-1, Low Density Single Family Residential District.

Staff recommends the recommendation include the following conditions: 1) Approval of the annexation of the adjacent property.

Motion was made by Barry Andrews, seconded by Julie McGuire, to provide a favorable recommendation to City Council regarding the petition to annex Parcel Number R021805220000014., 10570 Kali Oka Road, Eight Mile, AL 36613, filed by property owner Dustin & Suzanne Lewis, subject to staff's recommendations. Motion carried.

PETITION FOR ANNEXATION – BEN & ASHLEE LOMAX

10650 KALI OKA RD

(EAST SIDE OF KALI OKA ROAD, 1,884' ± WEST OF THE TERMINUS OF HERBERT MORGAN ROAD)

RECOMMENDATION TO CITY COUNCIL REGARDING THE PETITION TO ANNEX PARCEL NUMBER R021805220000012.003, 10650 KALI OKA ROAD, EIGHT MILE, AL 36613, FILED BY PROPERTY OWNERS BEN & ASHLEE LOMAX

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request and recommended the Planning Commission provide a favorable recommendation to City Council to annex the subject property into Saraland City Limits with the zoning of R-1, Low Density Single Family Residential District.

Staff recommends the recommendation include the following conditions: 1) Approval of the annexation of the adjacent property.

Motion was made by Barry Andrews, seconded by Wayne Lyssy, to provide a favorable recommendation to City Council regarding the petition to annex Parcel Number R021805220000012.003, 10650 Kali Oka Road, Eight Mile, AL 36613, filed by property owners Ben and Ashlee Lomax, subject to staff's recommendations. Motion carried.

PETITION FOR ANNEXATION – MARTHA HANCOCK

10600-C KALI OKA RD

(EAST SIDE OF KALI OKA ROAD, 2,221' ± WEST OF THE TERMINUS OF HERBERT MORGAN ROAD)

RECOMMENDATION TO CITY COUNCIL REGARDING THE PETITION TO ANNEX PARCEL NUMBER R021805220000012.001, 10600-C KALI OKA ROAD, EIGHT MILE, AL 36613, FILED BY PROPERTY OWNER MARTHA HANCOCK

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request and recommended the Planning Commission provide a favorable recommendation to City Council to annex the subject property into Saraland City Limits with the zoning of R-1, Low Density Single Family Residential District.

Staff recommends the recommendation include the following conditions: 1) Approval of the annexation of the adjacent property.

Motion was made by Barry Andrews, seconded by Wayne Lyssy, to provide a favorable recommendation to City Council regarding the petition to annex Parcel Number R021805220000012.001, 10600-C Kali Oka Road, Eight Mile, AL 36613, filed by property owner Martha Hancock, subject to staff's recommendations. Motion carried.

PETITION FOR ANNEXATION – BEN & ASHLEE LOMAX

10600 KALI OKA RD

(EAST SIDE OF KALI OKA ROAD, 2,439' ± WEST OF THE TERMINUS OF HERBERT MORGAN ROAD)

RECOMMENDATION TO CITY COUNCIL REGARDING THE PETITION TO ANNEX PARCEL NUMBER R021805220000017.01, 10600 KALI OKA ROAD, EIGHT MILE, AL 36613, FILED BY PROPERTY OWNERS BEN & ASHLEE LOMAX

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request and recommended the Planning Commission provide a favorable recommendation to City Council to annex the subject property into Saraland City Limits with the zoning of R-1, Low Density Single Family Residential District.

Staff recommends the recommendation include the following conditions: 1) Approval of the annexation of the adjacent property.

Motion was made by Barry Andrews, seconded by Wayne Lyssy, to provide a favorable recommendation to City Council regarding the petition to annex Parcel Number R021805220000017.01, 10600 Kali Oka Road, Eight Mile, AL 36613, filed by property owners Ben & Ashlee Lomax, subject to staff's recommendations. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:32 p.m.

ACCEPTED AND APPROVED:

