

The Saraland Planning Commission convened in regular session on September 14, 2021 at the Saraland City Court Room. The meeting was called to order at 6:00 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

Present: Chairman Scooter Thronson
Vice Chairman David Brown
Secretary Julie McGuire
Mayor Howard Rubenstein
Councilman Wayne Biggs
Barry Andrews
Dr. Wayne Lyssy

Absent: Chris Williams
Chief Austin Sealey

Others present: Ian Cantrell, City Planner, Mike Black, Director Building Department, Laura Tarver, Permit Technician; Andy Rutens, City Attorney; Kirby Latham, City Engineer

Motion was made by Wayne Biggs to approve the minutes of the August 10, 2021 meeting, seconded by Barry Andrews. Motion carried.

Motion was made by Wayne Lyssy to approve the agenda for the September 14, 2021 meeting, seconded by Barry Andrews. 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 Wayne Biggs

OLD BUSINESS:

NEW BUSINESS:

1. Public Hearing / Preliminary/Final Subdivision Plat Review of the one to two lot subdivide of parcel #R01806130000001, "Gray Escape Subdivision", located west of Celeste Rd, approximately 10 acres, filed by J3I, LLC C/O John Lieber.

Chairman Scooter Thronson described the purpose of this application.

Ian Cantrell, City Planner, expressed that the goal of the subdivision was to separate roughly 10 acres on the southeastern edge of the parcel, adjacent to several smaller parcels along Celeste Rd, to allow for neighbors there to purchase property to add to their back yards. Cantrell continued that because the new parcel would not be intended for new residents, but rather to extend to existing ones, there was no need for ingress/egress to Celeste Rd. Cantrell gave a favorable recommendation.

Chairman Scooter Thronson opened the floor for public hearing. There were no speakers. Chairman Scooter Thronson closed the public hearing.

Motion was made by Dr. Wayne Lyssy, seconded by David Brown, to approve the Preliminary/Final Subdivision Plat of the one to two lot subdivide of parcel #R01806130000001, "Gray Escape Subdivision", located west of Celeste Rd, approximately 10 acres, filed by J3I, LLC C/O John Lieber. Chairman Scooter Thronson requested a roll call vote. All in favor. Motion carried.

2. Public Hearing / Preliminary/Final Subdivision Plat Review of the one to two lot subdivide of parcel #R01903070000023, "Pine Lake Subdivision Phase II", located east of Celeste Rd, approximately 10 acres, filed by Audrey McKay.

Chairman Scooter Thronson described the purpose of this application.

Ian Cantrell, City Planner, expressed that the subdivision was aimed at separating off the back 10 acres of the parcel to allow for sale to an interested neighbor. Cantrell explained that while the neighbor interested in purchase was in the city limits, the parcel to be subdivided was not in the city, and at the time, no intention to annex in was expressed. Cantrell gave a favorable recommendation.

Chairman Scooter Thronson opened the floor for public hearing. There was one speaker.

Ms. Jerre Bilbo of 9100 Celeste Rd spoke on the fear that new subdivisions in the region might cause more disturbance to bear populations in the area. She

explained that she worried about the safety of the community because of the bears.

Ian Cantrell offered a rebuttal of assurance to Ms. Bilbo, that at this time, the subdivision in question was not intended for further housing, and was intended to allow a neighbor to expand their yard, so no change would be made to bear habitats from this application. Cantrell requested clarification from Andy Rutens, City Attorney, on the legality of disclosing the name of the intended purchaser. Mr. Rutens explained that as the intended purchaser's name was on the application, it was public record, so Mr. Cantrell disclosed the prospective buyer as Mr. Donald Cunningham.

Chairman Scooter Thronson closed the public hearing.

Motion was made by Dr. Wayne Lyssy, seconded by Julie McGuire, to approve the Preliminary/Final Subdivision Plat for the one to two lot subdivide of parcel #R01903070000023, "Pine Lake Subdivision Phase II", located east of Celeste Rd, approximately 10 acres, filed by Audrey McKay. Motion Carried.

3. Site Plan Review for the addition of a structure to 213 Celeste Rd, zoned B2, filed by IVC Properties, LLC – Trae McGill/Ian Claridge

Ian Cantrell explained that this site plan was to add an additional structure for retail use to an already existing parcel with an existing commercial structure, zoned B-2, along Celeste Rd. Cantrell explained that while the Fire Code Inspector and City Engineer has given the project no objecting comments, there was an issue with the setbacks, such that the western side of the building was located twenty-seven feet from the property line, which needed to be thirty feet per the Land Use and Development Ordinance, because the property boarded a residential neighborhood. Cantrell explained that the applicant had been contacted by the Building & Planning Department and they had explained they would provide an updated site plan which reflected a small change in setback or building size to meet the thirty-foot setback. Cantrell gave the recommendation that Planning was favorable towards approval, pending the submission of a slightly modified site plan from the applicant.

Wayne Biggs asked if the Planning Commission approved the site plan conditionally, what would the process for approval be?

Cantrell explained that the approval would come administratively at the acceptance of the updated site plan, as the Building & Planning Department would hold the Letter of Decision from the Planning Commission and hold building or work permits until the updated site plan was received.

Mayor Rubenstein inquired on the appearance and makeup of the front façade. Mike Black assured the plans met department standards.

Motion was made by Barry Andrews, seconded by David Brown, to approve the site plan for the addition of a structure to 213 Celeste Rd, zoned B2, filed by IVC Properties, LLC - Trae McGill/Ian Claridge, pending the submission of the updated site plan to the Planning Department. Motion Carried.

4. Site Plan Review for Saraland Mobile Home Park, located at 108 Saraland Blvd. N, zoned R5, filed by Bryce McMurry, Kinetic Capital on behalf of Diane Saranthus

Andy Rutens, City Attorney, commented that the site plan as presented contained deficiencies which would prevent it from coming in line with the Site Plan Review section of the Land Use and Development Ordinance.

Motion to make by Mayor Howard Rubenstein, seconded by Wayne Biggs, to postpone consideration of the site plan pending further review by staff concerning the plan's compliance with relevant provisions of the Municipal Code and the Land Use and Development Ordinance. Motion Carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:25 p.m.

ACCEPTED AND APPROVED:
