

The Saraland Planning Commission convened in regular session on February 8, 2022 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
Councilman Wayne Biggs
Barry Andrews
Dr. Wayne Lyssy
Vincent Walker

Absent: Mayor Howard Rubenstein
Battalion Chief Austin Sealey

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

Motion was made by Wayne Biggs to approve the minutes for the January 11, 2022 meeting, seconded by Wayne Lyssy. Motion carried.

Motion was made by Wayne Lyssy to approve the agenda for the February 8, 2022 meeting, seconded by Vincent Walker. 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: None

NEW BUSINESS:

A. Public Hearing & Preliminary/Final Subdivision Plat Review for the two-lot subdivision of parcels R02130112000019.01 and R02130112000019.002, the B & C family Subdivision, located at 13590 Roberts Rd, approx. 3.6 combined acres, filed by Mona Box on behalf of owners Frank Coleman, Mona Box, and Steven Eric Box.

Ian Cantrell, City Planner, described the purpose of this application. This was a family, two-lot subdivide what was originally subdivided by the owner without coming to the Planning Commission. The Box's wanted to get the deed recorded appropriately.

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

Motion was made by Wayne Lyssy, seconded by Julie McGuire, to approve the Preliminary/Final Subdivision Plat for the two-lot subdivision of parcels R02130112000019.01 and R02130112000019.002, the B & C family Subdivision, located at 13590 Roberts Rd, approx. 3.6 combined acres, filed by Mona Box on behalf of owners Frank Coleman, Mona Box, and Steven Eric Box. All in favor. Unanimous. Motion carried.

B. Public Hearing & Preliminary/Final Plat Review for the five-lot subdivision of parcel R02220209300003.003, the Spartan Land Development Subdivision, located at 691 Industrial Pkwy, filed by Elcan & Associates, Inc. on behalf of owners James & Rebecca Stanley.

City Planner, Ian Cantrell described the purpose of this application and gives it a favorable recommendation based on one contingency. The plat currently says "Not For Final Recording" which will need to be removed prior to recording.

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

Motion was made by Wayne Lyssy, seconded by Vincent Walker, to approve the Preliminary/Final Plat Review for the five-lot subdivision of parcel R02220209300003.003, the Spartan Land Development Subdivision, located at 691 Industrial Pkwy, filed by Elcan & Associates, Inc. on behalf of owners James & Rebecca Stanley, contingent upon the removal of “Not For Final Recording”. All in favor. Unanimous. Motion carried.

C. Recommendation to City Council on the Petition for Rezoning of Lot A of the Spartan Land Development Subdivision, approx. 1.25 acres, to be rezoned from M2 (General Industrial District) to B2 (General Business District), filed by Elcan & Associates, Inc. on behalf of owners James & Rebecca Stanley.

Chairman Scooter Thronson described the purpose of this application and entertained a motion for recommendation to City Council.

Motion was made by Wayne Biggs, for a favorable Recommendation to City Council on the Petition for Rezoning of Lot A of the Spartan Land Development Subdivision, approx. 1.25 acres, to be rezoned from M2 (General Industrial District) to B2 (General Business District), filed by Elcan & Associates, Inc. on behalf of owners James & Rebecca Stanley. Barry Andrews seconded the motion. All in favor. Unanimous. Motion carried.

D. Recommendation to City Council on the Petition for Rezoning of Lot B of the Spartan Land Development Subdivision, approx. .89 acres, to be rezoned from M2 (General Industrial District) to B2 (General Business District), filed by Elcan & Associates, Inc. on behalf of owners James & Rebecca Stanley.

Motion was made by Wayne Lyssy, for a favorable Recommendation to City Council on the Petition for Rezoning of Lot B of the Spartan Land Development

Subdivision, approx. .89 acres, to be rezoned from M2 (General Industrial District) to B2 (General Business District), filed by Elcan & Associates, Inc. on behalf of owners James & Rebecca Stanley. Wayne Biggs seconded the motion. All in favor. Unanimous. Motion carried.

E. Recommendation to City Council of the Petition for Rezoning of Lot C of the Spartan Land Development Subdivision, approx. 6.53 acres, to be rezoned from M2 (General Industrial District) to R4 (High Density Single and Multi-Family Residential District), filed by Elcan & Associates, Inc. on behalf of owners James & Rebecca Stanley.

Motion was made by Wayne Lyssy, for a favorable Recommendation to City Council of the Petition for Rezoning of Lot C of the Spartan Land Development Subdivision, approx. 6.53 acres, to be rezoned from M2 (General Industrial District) to R4 (High Density Single and Multi-Family Residential District), filed by Elcan & Associates, Inc. on behalf of owners James & Rebecca Stanley. Barry Andrews seconded the motion. All in favor. Unanimous. Motion carried.

Wayne Biggs reiterated that this project fits in with the prior approved applications for the Spartan Cottages project. This is just a continuation.

F. Recommendation to City Council on the Petition for Rezoning of Lot D of the Spartan Land Development Subdivision, approx. 7.66 acres, to be rezoned from M2 (General Industrial District) to R4 (High Density Single and Multi-Family Residential District), filed by Elcan & Associates, Inc. on behalf of owners James & Rebecca Stanley.

Motion was made by Wayne Lyssy, for a favorable Recommendation to City Council on the Petition for Rezoning of Lot D of the Spartan Land Development Subdivision, approx. 7.66 acres, to be rezoned from M2 (General Industrial

District) to R4 (High Density Single and Multi-Family Residential District), filed by Elcan & Associates, Inc. on behalf of owners James & Rebecca Stanley. Julie McGuire seconded the motion. All in favor. Unanimous. Motion carried.

G. Recommendation to City Council on the Petition for Rezoning of parcel R021908330008021.001, from R1 (Low Density Single Family Residential District) to R5 (Mobile Home Residential District) approx. 0.16 acres, located at 300 Saraland Ave, filed by Bryce McMurry/Kinetic Capital on behalf of owner Saranthus Investments, Inc.

Motion was made by Wayne Lyssy, for a favorable Recommendation to City Council on the Petition for Rezoning of parcel R021908330008021.001, from R1 (Low Density Single Family Residential District) to R5 (Mobile Home Residential District) approx. 0.16 acres, located at 300 Saraland Ave, filed by Bryce McMurry/Kinetic Capital on behalf of owner Saranthus Investments, Inc. Barry Andrews seconded the motion. All in favor. Unanimous. Motion carried.

H. Recommendation to City Council on the Petition for Annexation of Lot 1 of the Northwood Trail Subdivision, undeveloped, 11.76 acres, at the end of Applewood Rd, to be zoned R1, filed by owner Millard Austin/Kali Oka Investments, LLC.

City Planner Ian Cantrell stated that Public Safety and Engineering have reviewed this application however they have requested to review again. City Planner Ian Cantrell gives a favorable recommendation to City Council contingent upon the further review of Public Safety.

Wayne Biggs voiced concern regarding the reviews of Public Safety and Engineering and their involvement in an annexation application. Mr. Cantrell stated the Planning Department always seeks reviews from Public Safety and Engineered for the reasoning of possible drainage concerns, roadway issues, and the means of ingress/egress for Public Safety.

Motion was made by Wayne Biggs, for a favorable Recommendation to City Council on the Petition for Annexation of Lot 1 of the Northwood Trail Subdivision, undeveloped, 11.76 acres, at the end of Applewood Rd, to be zoned R1, filed by owner Millard Austin/Kali Oka Investments, LLC, contingent upon the further review of Public Safety and Engineering. Barry Andrews seconded the motion. All in favor. Unanimous. Motion carried.

I. Recommendation to City Council on the Petition for Annexation of Lot 2 of the Northwood Trail Subdivision, undeveloped, approx. 27 acres, at the end Julie Ann Dr. to be zoned R1, filed by owner Millard Austin/Kali Oka Investments, LLC

Wayne Biggs voiced concern regarding the reviews of Public Safety and Engineering and their involvement in an annexation application. Mr. Cantrell stated the Planning Department always seeks reviews from Public Safety and Engineered for the reasoning of possible drainage concerns, roadway issues, and the means of ingress/egress for Public Safety.

Motion was made by Wayne Biggs, for the favorable Recommendation to City Council on the Petition for Annexation of Lot 2 of the Northwood Trail Subdivision, undeveloped, approx.. 27 acres, at the end Julie Ann Dr, to be zoned R1, filed by owner Millard Austin/Kali Oka Investments, LLC. Contingant upon the further review of Public Safety and Engineering. Wayne Lyssy seconded the motion. All in favor. Unanimous. Motion carried.

J. Recommendation to City Council on the Petition for Annexation of parcel R021307360000001.008, 3680 J C Maples Rd, approx. 4 acres, to be zoned R1, filed by owners Donald and Judi Courtney.

Motion was made by David Brown, for a favorable Recommendation to City Council on the Petition for Annexation of parcel R021307360000001.008, 3680 J C Maples Rd, approx. 4 acres, to be zoned R1, filed by owners Donald and Judi Courtney. Barry Andrews seconded the motion. All in favor. Unanimous. Motion carried.

K. Recommendation to City Council on the Petition for Annexation of parcel R021307360000001.002, 10954 Celeste Rd, approx. 3.16 acres, to be zoned R1, filed by owners Patrick and Stephanie Weaver.

City Planner Ian Cantrell said this application will be contingent upon the City Council approval of the previous line item J, which creates a domino effect.

Motion was made by Wayne Lyssy, for a favorable Recommendation to City Council on the Petition for Annexation of parcel R021307360000001.002, 10954 Celeste Rd, approx. 3.16 acres, to be zoned R1, filed by owners Patrick and Stephanie Weaver, contingent upon the City Council approval of previous annexation in line item J. Barry Andrews seconded the motion. All in favor. Unanimous. Motion carried.

L. Discussion/Recommendation to City Council on private subdivision regulations/an amendment to Article XI (11) of the Land Use and Development Ordinance.

City Attorney, Andy Rutens recommended to postpone this until next Planning Commission meeting.

Vincent Walker approved the recommendation to postpone this until the next Planning Commission meeting. Wayne Biggs seconded the motion. All in favor. Motion carried.

M. Recommendation to City Council on the Petition for Rezoning of property to the east of 8380 Celeste Rd, Lot 3 of the Bear Run Subdivision, ~50 acres, to be rezoned from R1 (Low Density Single Family Residential District) to R2 (Limited Multi-Family Residential District, filed by Dewberry on behalf of owner Moore Properties, LLC.

City Planner, Ian Cantrell stated due to the large amount of interest at the previous City Council meeting for the original rezoning from R1 to R3, the applicant has withdrawn the previous application and submitted this one to rezone from R1 to R2.

Motion was made by Wayne Biggs, to give a favorable recommendation to City Council on the Petition for Rezoning of property to the east of 8380 Celeste Rd, Lot 3 of the Bear Run Subdivision, ~50 acres, to be rezoned from R1 (Low Density Single Family Residential District) to R2 (Limited Multi-Family Residential District, filed by Dewberry on behalf of owner Moore Properties, LLC. Vincent Walker seconded the motion. All in favor. Motion carried.

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

ACCEPTED AND APPROVED:
