

The Saraland Planning Commission convened in regular session on June 14, 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  
Mayor Howard Rubenstein  
Councilman Wayne Biggs  
Battalion Chief Austin Sealey  
Barry Andrews  
Dr. Wayne Lyssy  
Vincent Walker

Absent: Secretary Julie McGuire

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

Motion was made by Wayne Lyssy to approve the agenda for the June 14, 2022 meeting, seconded by Austin Sealey. 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 David Brown

**OLD BUSINESS:** None

**NEW BUSINESS:**

A. Public Hearing & Preliminary/Final Subdivision Plat Review for the 2 lot subdivision "Bumpers Addition To Sara Forest", concerning parcels 2202040002012, 2202040002012.01, and 2202040002048.02, also known as 410 and 412 Shelton Beach Rd, filed by owners, BUMPERS JAMES C & MARY L, BUMPERS KENNETH, VIRGINIA, and DUNCAN GREG & VIRGINIA DUNCAN

City Planner, Brendan Schwandner described the purpose of this application as a 2 lot subdivided with approximately 1 acre permit lot, both having access to Shelton Beach Rd. Mr. Schwandner gave a favorable recommendation.

Chairman Scooter Thronson opened the floor for the public hearing. No speakers. Mr. Thronson closed the public hearing.

Motion was made by Wayne Lyssy, seconded by David Brown, to approve the Preliminary/Final Subdivision Plat Review for the 2 lot subdivision "Bumpers Addition To Sara Forest", concerning parcels 2202040002012, 2202040002012.01, and 2202040002048.02, also known as 410 and 412 Shelton Beach Rd, filed by owners, BUMPERS JAMES C & MARY L, BUMPERS KENNETH, VIRGINIA, and DUNCAN GREG & VIRGINIA DUNCAN. All in favor. Unanimous. Motion carried

B. Public Hearing & Preliminary/Final subdivision Plat Review for the 2 lot subdivision "Celeste Springs Phase 8", concerning parcels 120931000001025, 120931000001006, and 1209310000001021, approx.. 16.5 acres, immediately north of Lot 11 of the Celeste Springs Subdivision Phase 2, at the terminus of Celeste Springs Dr, filed by Jason Linder on behalf of owners Howard Alexander T III & Fontaine/Celeste Springs LLC

City Planner, Brendan Schwandner described the purpose of this application was to increase the size of one lot and create an easement for ingress/egress and utilities to the other lot. Both lots connect to Celeste Springs Dr, a private road. No new roadways proposed. Mr. Schwandner gave a favorable recommendation.

Chairman Scooter Thronson opened the floor for the public hearing. No speakers. Mr. Thronson closed the public hearing.

Motion was made by Wayne Lyssy, seconded by Austin Sealey, to approve the Preliminary/Final subdivision Plat Review for the 2 lot subdivision "Celeste Springs Phase 8", concerning parcels 120931000001025, 120931000001006, and 1209310000001021, approx.. 16.5 acres, immediately north of Lot 11 of the Celeste Springs Subdivision Phase 2, at the terminus of Celeste Springs Dr, filed by Jason Linder on behalf of owners Howard Alexander T III & Fontaine/Celeste Springs LLC. All in favor. Unanimous. Motion carried.

C. Planning Approval for Alabama School of Nail Technology & Cosmetology, Inc. for the use of a B2 zoned lot at 205 Saraland Blvd N to be used as an instructional facility, filed by Teri Lancaster on behalf of owner Sawyer Leasing Company

Chairman Scooter Thronson described the purpose of this application. City Planner, Brendan Schwandner gave a favorable recommendation.

Chairman Scooter Thronson opened the floor for the public hearing. No speakers. Mr. Thronson closed the public hearing.

Motion was made by Wayne Lyssy, seconded by Vincent Walker, to approve the Planning Approval for Alabama School of Nail Technology & Cosmetology, Inc. for

the use of a B2 zoned lot at 205 Saraland Blvd N to be used as an instructional facility, filed by Teri Lancaster on behalf of owner Sawyer Leasing Company. All in favor. Motion carried.

D. Planning Approval for Prestige Gulf Coast Auto Group LLC, for the use of a B2 zoned lot at 405 Saraland Blvd S to be used as an automotive sales and staging lot, filed by Terry Cleveland on behalf of owners Frost Eloise P, Willard L Frost & Terry L Smitherman.

City Planner, Brendan Schwandner stated the purpose of this application and had concerns regarding the storage of onsite parking. Mr. Schwandner recommends denial.

Chairman Scooter Thronson spoke in regards to recommending to postpone the application until an appropriate site plan has been provided to include parking spaces, utilities, and traffic flow due to the lack of parking spaces in existence.

Motion was made by David Brown, seconded by Wayne Lyssy to postpone the Planning Approval for Prestige Gulf Coast Auto Group LLC, for the use of a B2 zoned lot at 405 Saraland Blvd S to be used as an automotive sales and staging lot, filed by Terry Cleveland on behalf of owners Frost Eloise P, Willard L Frost & Terry L Smitherman, until an appropriate site plan has been submitted. All in favor. Motion carried.

E. Planning Approval for Hunter's Marine LLC, for the use of an M1 zoned lot at 1306 Saraland Blvd S, to be used for boat storage, sales, accessories, repairs, and service, filed by Steven Denmark on behalf of owner Duke Ray c/o Harvey Rabon Jr.

City Planner, Brendan Schwandner stated this application was previously denied at the May meeting however, the customer has resubmitted the complete application with all required documents. Mr. Schwandner recommends favorable planning approval.

Motion was made by David Brown, seconded by Vincent Walker to approve the Planning Approval for Hunter's Marine LLC, for the use of an M1 zoned lot at 1306 Saraland Blvd S, to be used for boat storage, sales, accessories, repairs, and service, filed by Steven Denmark on behalf of owner Duke Ray c/o Harvey Rabon Jr. contingent upon the enclosure of the boat storage as indicated in the application. All in favor. Motion carried.

F. Recommendation to the City Council on the Petition for Annexation of parcel 1908400004002, undeveloped and forested, approx. 6 acres at the intersection of Cedar St and Airport Rd, filed by owners McNeil Jessie & Cynthia McNeil.

City Planner, Brendan Schwandner described this application and confirmed called were made to verify this is not in the City of Satsuma's jurisdiction. Mr. Schwandner gives a

favorable recommendation to the City Council on the Petition for Annexation of parcel 1908400004002, undeveloped and forested, approx. 6 acres at the intersection of Cedar St and Airport Rd, filed by owners McNeil Jessie & Cynthia McNeil.

Motion was made by Wayne Lyssy, seconded by Austin Sealey, to recommend approval to City Council. 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:**

	
	
	
	
	