

The Saraland Planning Commission convened in regular session on July 12, 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
Secretary Julie McGuire
Mayor Howard Rubenstein
Councilman Wayne Biggs
Battalion Chief Austin Sealey
Barry Andrews
Dr. Wayne Lyssy

Absent: Vice Chairman David Brown
Vincent Walker

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

Motion was made by Wayne Lyssy, to approve the minutes from the March 29, 2022, April 12, 2022, May 10, 2022 and June 14, 2022 meetings, seconded by Barry Andrews. Motion carried.

Motion was made by Wayne Lyssy to approve the agenda for the July 12, 2022 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. Mayor Howard Rubenstein recused himself from Items I & J due to conflict of interest.

Invocation by Wayne Biggs

OLD BUSINESS:

A. – 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.

Director of the Building Department, Mike Black described the purpose of this application. This application for planning approval was first discussed at the June 2022 Planning Commission Meeting and a previous motion was passed to postpone consideration of the planning approval contingent on receipt of a site plan to better

expand on the parking, traffic, and storage of vehicles on site. Notice of this was given in writing and verbally to the applicant and planning staff met the applicant on site to discuss a possible site plan. To date, the applicant has only provided a non-comprehensive sketch which does not show the full extent of the parking on site or clarification on lot lines, vehicle storage, etc. As such, staff recommends this application be denied over failure to submit a site plan addressing the parking and vehicle storage concerns.

Motion was made by Wayne Biggs, seconded by Wayne Lyssy, to deny 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., based off of no site plan provided to address parking and vehicle storage concerns. All in favor. Motion denied.

NEW BUSINESS:

A. Public Hearing & Preliminary/Final Subdivision Plat Review for the 2 lot subdivision "10735 Army Rd Ext S Subdivision", concerning parcel 1307350000012.002, approximately 10 acres combined, in the Saraland Planning Jurisdiction, filed by Jason Linder on behalf of owners Michael and Jennifer Bru.

Director of the Building Department, Mike Black described the purpose of this application. Staff sent a letter to the applicant on June 23rd and requested two revisions to the plat. First, a revision of the plat to include a signature block for the county engineer to sign, and the other request has since been satisfied and removed in conversation with the applicant. As the remaining revision is minor, staff recommends approval of the plat, contingent upon later submittal and approval from the Building Department staff of a revised plat which includes a signature block for the County Engineer.

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 "10735 Army Rd Ext S Subdivision", concerning parcel 1307350000012.002, approximately 10 acres combined, in the Saraland Planning Jurisdiction, filed by Jason Linder on behalf of owners Michael and Jennifer Bru., contingent upon the revision to add the signature block for the county engineer. All in favor. Unanimous . Motion carried.

B. Public Hearing & Preliminary/Final Subdivision Plat Review for the 7 lot subdivision of parcel 1908400004002, approximately 6 acres, undeveloped, at the intersection of Cedar St and Airport Rd, filed by owners Jessie and Cynthia McNeil.

Director of the Building Department, Mike Black described the purpose of this application and stated it should be noted that the existing 6 acre lot was reviewed by Planning Commission at June's meeting, for annexation. As such, these 6 acres are scheduled to be heard for annexation at the City Council meeting later in July. Because of this, planning recommends that the application be approved contingent upon passage and signing of the related annexation ordinance. This is such that staff recommends approval contingent upon signing of the annexation ordinance.

Chairman Scooter Thronson opened the floor for the public hearing. Ms. Lillie Marshall, lives at 531 Cedar St, inquired about possible future construction development. Mr. Black stated at this time, there has been no mention of any type of construction plans presented. No addition 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 7 lot subdivision of parcel 1908400004002, approximately 6 acres, undeveloped, at the intersection of Cedar St and Airport Rd, filed by owners Jessie and Cynthia McNeil, contingent upon the approval of the annexation at the City Council meeting later in July. All in favor. Unanimous. Motion carried.

C. Recommendation to the City Council on the Petition for Annexation of parcel 1207350000002.005, also known as 11074 Creax Rd Ext., approx. 1.38 acres on the east side of Creax Rd, filed by owners Robert and Kristen Herring.

Chairman Scooter Thronson described the purpose of this application and stated this has been reviewed by the planning staff and a visit was made by public work and the city engineer and no issues have been raised concerning the annexation of this property. This lot would be zoned R1, should it be annexed.

Motion was made by Wayne Lyssy, seconded by Julie McGuire to recommend approval to the City Council in regards to the Petition for Annexation of parcel 1207350000002.005, also known as 11074 Creax Rd Ext., approx. 1.38 acres on the east side of Creax Rd, filed by owners Robert and Kristen Herring. All in favor. Motion carried.

D. Recommendation to the City Council on the Petition for Annexation of parcel 1307360000001003, also known as 10930 Celeste Rd, approx.. 3.18 acres on the east side of Celeste Rd, filed by owner Taylor Nason.

Chairman Scooter Thronson described the purpose of this application and stated this has been reviewed by the planning staff and a visit was made by public work and the city engineer and no issues have been raised concerning the annexation of this property. This lot would be zoned R1, should it be annexed.

Motion was made by Wayne Lyssy, seconded by Mayor Howard Rubenstein to recommend approval to the City Council in regards to the Petition for Annexation of parcel 1307360000001003, also known as 10930 Celeste Rd, approx. 3.18 acres on the east side of Celeste Rd, filed by owner Taylor Nason. All in favor. Motion carried.

E. Recommendation to the City Council on the Petition for Annexation of parcel 1902090000004.003, immediately east of 2231 Radcliff Rd, approx.. 2.33 acres, filed by George Leatherbury on behalf of owner Richard Family Properties, LLC.

Chairman Scooter Thronson described the purpose of this application and stated this has been reviewed by the planning staff and a visit was made by public work and the city engineer and no issues have been raised concerning the annexation of this property. This lot would be zoned R1, should it be annexed.

Motion was made by Wayne Lyssy, seconded by Julie McGuire to recommend approval to the City Council in regards to the Petition for Annexation of parcel 1902090000004.003, immediately east of 2231 Radcliff Rd, approx.. 2.33 acres, filed by George Leatherbury on behalf of owner Richard Family Properties, LLC. All in favor. Motion carried.

F. Recommendation to the City Council on the Petition for Annexation of parcel 1902090000004.002, immediately west of 2141 Radcliff Rd, approx.. 5 acres, filed by George Leatherbury on behalf of owner Richard Family Properties, LLC.

Chairman Scooter Thronson described the purpose of this application and stated this has been reviewed by the planning staff and a visit was made by public work and the city engineer and no issues have been raised concerning the annexation of this property. This lot would be zoned R1, should it be annexed.

Motion was made by Wayne Lyssy, seconded by Austin Sealey to recommend approval to the City Council in regards to the Petition for Annexation of parcel 1902090000004.002, immediately west of 2141 Radcliff Rd, approx.. 5 acres, filed by George Leatherbury on behalf of owner Richard Family Properties, LLC. All in favor. Motion carried.

G. Recommendation to the City Council on the Petition for Annexation of parcel 1902090000007.000, immediately south of 2125 Radcliff Rd, approx.. 96.9 acres, filed by George Leatherbury on behalf of owner Richard Family Properties, LLC.

Chairman Scooter Thronson described the purpose of this application and stated this has been reviewed by the planning staff and a visit was made by public work and the city engineer and no issues have been raised concerning the annexation of this property. This lot would be zoned R1, should it be annexed. This lot is undeveloped and forested. It touches the City already, but will also touch after the preceding annexations.

Motion was made by Wayne Lyssy, seconded by Barry Andrews to recommend approval to the City Council in regards to the Petition for Annexation of parcel 1902090000007.000, immediately south of 2125 Radcliff Rd, approx.. 96.9 acres, filed by George Leatherbury on behalf of owner Richard Family Properties, LLC. All in favor. Motion carried.

H. Recommendation to the City Council on the Petition for Annexation of parcel 1801120000045.19, also known as lot 19 of the Janwood Hills Subdivision, approx. 0.47 acres, filed by owners Larry and Vickie Coaker.

Chairman Scooter Thronson described the purpose of this application and stated this has been reviewed by the planning staff and a visit was made by public work and the city engineer and no issues have been raised concerning the annexation of this property. This lot would be zoned R1, should it be annexed.

Motion was made by Wayne Lyssy, seconded by Austin Sealey to recommend approval to the City Council in regards to the Petition for Annexation of parcel 1801120000045.19, also known as lot 19 of the Janwood Hills Subdivision, approx. 0.47 acres, filed by owners Larry and Vickie Coaker. All in favor. Motion carried.

I. Planning Approval for Take 5, for the use of a B2 zoned lot at 1084 Industrial Pkwy, to be used as an automobile service station for the sale and installation of oil, tires, batteries, or the like activities, filed by Rosa Morquecho/Rouge Architects on behalf of owner Driven Brands Inc.

Director of the Building Department, Mike Black described the purpose of this application and stated our consulting engineer, Kirby Latham, has reviewed the application and has 3 items of concerns, ADEM, ALDOT, and drainage. The Engineer has communicated with ADEM and the Building Department has received an email in reference to this project. The site does not require an ADEM permit because the site is less than 1 acre. Mr. Latham has also communicated with ALDOT concerning the turn ins and connections with utilities, and the Building Department has received a copy of that report. Engineering is also looking at the existing drainage system to ensure capabilities of supporting this project. Based off of these items of discussion, Mr. Mike Black gave a favorable recommendation for approval.

Motion was made by Wayne Lyssy, seconded by Barry Andrews to recommend approval contingent upon the 3 items addressed by the Building Department and Engineer for Planning Approval for Take 5, for the use of a B2 zoned lot at 1084 Industrial Pkwy, to be used as an automobile service station for the sale and installation of oil, tires, batteries, or the like activities, filed by Rosa Morquecho/Rouge Architects on behalf of owner Driven Brands Inc. All in favor. Mayor Howard Rubenstein recused himself from this vote. Motion carried.

J. Site Plan Review for Take 5, for the development of an automobile service station for the sale and installation of oil, tires, batteries, or the like activities, filed by Rosa Morquecho/Rouge Architects on behalf of owner Driven Brands Inc.

Chairman Scooter Thronson described the purpose of this application and stated this mirrors the previous application and stated our consulting engineer, Kirby Latham, has reviewed the application and has 3 items of concerns, ADEM, ALDOT, and drainage. The Engineer has communicated with ADEM and the Building Department has received an email in reference to this project. The site does not require an ADEM permit because the site is less than 1 acre. Mr. Latham has also communicated with ALDOT concerning the turn ins and connections with utilities, and the Building Department has received a copy of that report. Engineering is also looking at the existing drainage system to ensure capabilities of supporting this project. Based off of these items of discussion, Mr. Mike Black gave a favorable recommendation for approval.

Motion was made by Wayne Lyssy, seconded by Barry Andrews to recommend approval contingent upon the 3 items addressed by the Building Department and Engineer for the Site Plan Review for Take 5, for the development of an automobile service station for the sale and installation of oil, tires, batteries, or the like activities, filed by Rosa Morquecho/Rouge Architects on behalf of owner Driven Brands Inc. All in favor. Mayor Howard Rubenstein recused himself from this vote. Motion carried.

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

ACCEPTED AND APPROVED:

Wayne E. Lyssy
Barry Andrews
Julie M. Givens

Tom B. Andrews
Clayton H. H. H.

