

The Saraland Planning Commission convened in regular session on September 13, 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
Mayor Howard Rubenstein
Councilman Wayne Biggs
Captain Clayton Horton
Barry Andrews
Dr. Wayne Lyssy
Vincent Walker

Absent: None

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

Motion was made by Wayne Lyssy, to approve the minutes from the August 9, 2022 regular meeting, seconded by David Brown. Motion carried.

Motion was made by Wayne Lyssy to approve the agenda for the September 13, 2022 regular meeting, seconded by David Brown. Motion carried.

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

Invocation by Wayne Biggs

OLD BUSINESS: None

NEW BUSINESS:

A. Public Hearing & Preliminary/Final Subdivision Plat Review for the 1-lot subdivision "Replat of Lots 36 and 37, Kalifield, Phase 1-Part B", concerning parcels 2204370003001.038 and 2204370003001.039, approx. 1.85 acres total, filed by Johnny E. Holley on behalf of owners Jake Ingram and Paige Ingram.

City Planner, Brendan Schwandner described the purpose of this application was to combine 2 lots into 1 lot. While the City of Saraland does not enforce these covenants and restrictions for this private subdivision, it should be noted that the Kalifield Property Owners Association has submitted a letter signed by all the members granting a variance to the owners of Lots 36 & 37 for them to subdivide. 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 Dr. Wayne Lyssy, seconded by Vincent Walker, to approve the Preliminary/Final Subdivision Plat Review for the 1-lot subdivision "Replat of Lots 36 and 37, Kalifield, Phase 1-Part B", concerning parcels 2204370003001.038 and 2204370003001.039, approx. 1.85 acres total, filed by Johnny E. Holley on behalf of owners Jake Ingram and Paige Ingram. All in favor. Unanimous. Motion carried.

B. Public Hearing & Preliminary/Final Subdivision Plat Review for the 2-lot subdivision "Bailey Estate" subdivision, concerning parcel 1807250000075.000, approx. 2.79 acres total, filed by Johnny E. Holley on behalf of owners Douglas Lamar Bailey C/O Willie and Cathy Byrd.

City Planner, Brendan Schwandner described the purpose of this application was to divide 1 lot into 2 separate lots. One lot will be approx. 1 acre in size and the other lot will be approx. 1.8 acres in size. Planning sees no issues with this application and gives a favorable recommendation.

Chairman Scooter Thronson opened the floor for the public hearing. Mr. Clyde R. Orso, who owns the property directly across from Douglas Lamar Bailey C/O Willie and Cathy Byrd, questioned what their intentions are for the subdividing. Planning Board explained this is only a hearing to subdivide the property at this time. Chairman Scooter Thronson closed the public hearing.

Motion was made by Dr. Wayne Lyssy, seconded by Barry Andrews, to approve the Preliminary/Final Subdivision Plat Review for the 2-lot subdivision "Bailey Estate" subdivision, concerning parcel 1807250000075.000, approx. 2.79 acres total, filed by Johnny E. Holley on behalf of owners Douglas Lamar Bailey C/O Willie and Cathy Byrd. All in favor. Unanimous. Motion carried.

C. Recommendation to the City Council on the Petition for Rezoning of parcel 2203071000003.004, approx. 7.80 acres, to be rezoned from R1 (Low Density Single Family Residential) to B2 (General Business District) filed by Clark Geer Latham & Associates, Charles D. Tisher Jr, on behalf of owner Regions Bank as trustee of Nan H. Altmayer, Jay P. Altmayer, II, and Patricia C. Altmayer.

City Planner, Brendan Schwandner stated the approval of this application would convert a significant area of land existing within the Industrial Pkwy. & I65 business center from single family residential to general business, and this would allow the area to continue to progress as a major commercial hub. Planning sees no issues with this application and gives a favorable recommendation.

Motion was made by Dr. Wayne Lyssy, seconded by David Brown, to provide a favorable recommendation to the City Council on the Petition for Rezoning of parcel 2203071000003.004, approx. 7.80 acres, to be rezoned from R1 (Low Density Single Family Residential) to B2 (General Business District) filed by Clark Geer Latham & Associates, Charles D. Tisher Jr, on behalf of owner Regions Bank as trustee of Nan H. Altmayer, Jay P. Altmayer, II, and Patricia C. Altmayer. All in favor. Unanimous. Motion carried.

D. Recommendation to the City Council on the Petition for Annexation of Lot 32 of the "High County Estates" subdivision, a portion of parcel 1801120000017.000, approx. 0.47 acres, filed by owners Dana M & Justin Jessee.

Chairman Scooter Thronson explained Item D was previously discussed in the pre-meeting, and it was decided that this item be postponed until further items are addressed.

Motion was made by Mayor Howard Rubenstein, seconded by Councilman Wayne Biggs to postpone pending further conversations between the applicants and the City of Saraland regarding the Petition for Annexation of Lot 32 of the "High County Estates" subdivision, a portion of parcel 1801120000017.000, approx. 0.47 acres, filed by owners Dana M & Justin Jessee. All in favor. Unanimous. Motion carried.

E. Recommendation to the City Council on the Petition for Annexation of Lot 33 of the "High County Estates" subdivision, the remaining portion of parcel 1801120000017.000, approx. 0.44 acres, filed by owners Dana M & Justin Jessee.

Chairman Scooter Thronson explained Item E was previously discussed in the pre-meeting, and it was decided that this item be postponed until further items are addressed.

Motion was made by David Brown, seconded by Councilman Wayne Biggs to postpone pending further conversations between the applicants and the City of Saraland regarding the Petition for Annexation of Lot 33 of the "High County Estates" subdivision, the remaining portion of parcel 1801120000017.000, approx. 0.44 acres, filed by owners Dana M & Justin Jessee. All in favor. Unanimous. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:10 p.m.

ACCEPTED AND APPROVED:




