

The Saraland Planning Commission convened in regular session on May 10, 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
Battalion Chief Austin Sealey
Barry Andrews
Dr. Wayne Lyssy
Vincent Walker

Absent: Mayor Howard Rubenstein

Others present: Ian Cantrell, 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 May 10, 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. Barry Andrews wanted to recuse himself from Agenda Item #2 under Old Business.

Invocation by Wayne Biggs

OLD BUSINESS:

1. Preliminary/Final Plat – Annabrianna Subdivision

(South of Salco Rd, 22 ± acres)

Revised Prelim/Final Plat (Public Hearing held at 4/12/22 PC) for re-sub of parcels R021205150000002.144 and R021205150000002.001, the resub of parcel "A"

Annabrianna Subdivision, 10 lots, filed by Millard Austin/Austin Engineering/Louis G. Buffkin & Patsy S. Buffkin

Chairman Scooter Thronson asked for comments from Ian Cantrell, City Planner. Mr. Cantrell described the purpose of this application is to get the plat signed by County Engineer and have them recorded in probate. Mr. Cantrell provided a favorable recommendation.

Motion was made by Wayne Lyssy, seconded by Julie McGuire for a favorable recommendation for the Revised Prelim/Final Plat (Public Hearing held at 4/12/22 PC) for re-sub of parcels R021205150000002.144 and R021205150000002.001, the resub of parcel "A" Annabriana Subdivision, 10 lots, filed by Millard Austin/Austin Engineering/Louis G. Buffkin & Patsy S. Buffkin. All in favor. Motion carried.

2. Preliminary/Final Plat – Deborah's Garden Subdivision

(525 & 529 Cleveland Rd, 1.76± total acres)

2 lot subdivide, Parcels R022202043002089 and R022202043002088, filed by owners Barry and Deborah Ann Andrews.

City Planner, Ian Cantrell described the purpose of this application was to move a property line between two existing lots, only to change the shape. Mr. Cantrell gave a favorable recommendation.

Motion was made by Wayne Lyssy, seconded by Austin Sealey to approve the preliminary/final subdivision plat for Deborah's Garden Subdivision. All in favor. Motion carried.

3. Preliminary/Final Plat – Northwood Trail Subdivision

(South of Kali-Oka Rd, 27± acres)

Resub of Lot 2 of the Northwood Trail Subdivision, at the terminus of Julie Ann Dr, filed by owner Millard Austin/Kalioka Investments, LLC

City Planner, Ian Cantrell described the purpose of the application was to subdivide a large lot in the back of Northwood Trail Subdivision which already has more than 30 lots and only one means of ingress/egress. With this becoming more than 30 lots in the subdivision, the International Fire Code prohibits further subdivision lots without two forms of ingress/egress. Mr. Cantrell pointed out that there is an unopened and undeveloped right of way on the west side of the property. City Planner, Ian Cantrell recommended denial based off of this application already having been heard and postponed once and there being more than 30 days until the next Planning Commission meeting. Any subdivision application that is postponed longer than 30 days is considered approved by state law.

Attorney, Andy Rutens made a point of order adding that it's o.k. to postpone IF the applicant has agreed and would like to have further discussions. The applicant can waive the 30 day requirement.

Milliard Austin spoke and reiterated that he believes this does meet the fire code regulations and would like to have this voted on without any further delay.

Attorney Andy Rutens reemphasized the need to be compliant with public safety issues.

Motion was made by David Brown, seconded by Barry Andrews to deny the preliminary/plat application for Northwood Trail Subdivision, Resub of Lot 2 of the Northwood Trail Subdivision, at the terminus of Julie Ann Dr, filed by owner Millard Austin/Kalioka Investments, LLC for failure to comply with Fire Code provisions for subdivisions. All in favor. Motion carried.

NEW BUSINESS:

4. Preliminary/Final Plat – Lots C & D of the Spartan Land Development – Cottages of Saraland

(Parcels R022202093000003.002, R022202093000003.02, R022202093000003.01, and R022202093000003)

Public Hearing for the replat of Lots C & D of the Spartan Land Development Subdivision, Lot 1 of the Harry F. Cessna Subdivision, to combine parcels for the development of the Cottages at Saraland, filed by Elcan and Associates, Inc.

City Planner, Ian Cantrell described the purpose of this application is to take the R4 zoned lots that have previously been subdivided and rezoned, and to combined them into one larger lot.

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 Plat for Lots C & D of the Spartan Land Development Subdivision, Lot 1 of the Harry F. Cessna Subdivision, to combine parcels for the development of the Cottages at Saraland, filed by Elcan and Associates, Inc. All in favor. Unanimous. Motion carried.

5. Preliminary/Final Plat – Callie Paige Estates

(Parcel R021306130000037.)

Public Hearing for the 2 lot subdivide west of the intersection of Celeste Rd and Salco Rd, Callie Paige Estates, filed by Callie Page Morse

City Planner, Ian Cantrell stated the purpose of this application was to re-subdivide one lot of the existing 3 lots that were recently approved by Planning Commission. The applicant has not recorded the previously approved 3 lots and wanted to make an additional change. Planning Department gives a favorable recommendation contingent upon having the first plat recorded prior to this second plat.

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 Plat for the 2 lot subdivide west of the intersection of Celeste Rd and Salco Rd, Callie Paige Estates, filed by Callie Page Morse. Contingent upon having the first plat recorded prior to this second plat All in favor. Unanimous. Motion carried.

6. Revised PUD – Spartan Land Development – Cottages at Saraland

Public Hearing for the Cottage at Saraland, on the south side of Industrial Parkway, between 691 Industrial Pkwy and Spartan Drive, filed by Elcan and Associates Inc.

City Planner, Ian Cantrell described the purpose of the application and stated Public Safety has reviewed and approved the PUD. Mr. Cantrell recommends approval contingent upon the final review by the City Engineer.

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

Motion was made by Vincent Walker, seconded by Austin Sealey, to approve the revised PUD for the Cottage at Saraland, on the south side of Industrial Parkway, between 691 Industrial Pkwy and Spartan Drive, filed by Elcan and Associates Inc., contingent upon the final review by the City Engineer. All in favor. Unanimous. Motion carried.

7. Preliminary Plat Review – Bear Run Subdivision

Public Hearing for the review of Phase 2 of the Bear Run Subdivision, filed by Dewberry on behalf of owner Moore Properties, LLC

City Planner, Ian Cantrell described the purpose of the application and stated Public Safety and the City Engineer have reviewed and approved the Preliminary Plat for Bear Run Subdivision. Phase 2 will be attached to Phase 1. Mr. Cantrell gives 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 Julie McGuire, to approve the Preliminary Plat review for the Bear Run Subdivision Phase 2, filed by Dewberry on behalf of owner Moore Properties, LLC. All in favor. Unanimous. Motion carried.

8. Planning Approval – 1306 Saraland Blvd (Hunter's Marine, LLC)

Use of an M1 zoned lot at 1306 Saraland Blvd s, for boat storage, sales, accessories, repairs, and service, filed by Steven Denmark, Hunter's Marine LLC

City Planner, Ian Cantrell stated the customer, Mr. Denmark applied for a business license for the City of Saraland, however during the inspection process, the Building Department noticed this application needed planning approval prior to the issuance of a business license, due to the nature of the business. Mr. Cantrell guided the customer in

the process and what was needed, however an incomplete packet was turned in, therefore Mr. Cantrell recommends denial.

Councilmember Wayne Biggs questioned with the East side of Hwy 43 being zoned M1, does this type of business fall within the appropriate zoning for this location. City Planner Ian Cantrell stated it is allowed with Planning Approval. Mr. Biggs asked if there were any regulations with the enclosure of the boats being stored. City Attorney, Andy Rutens, stated they need to be kept behind a fence with the appropriate shielding.

Motion was made by David Brown, seconded by Barry Andrews to deny the Planning Approval application due to insufficient information and application. All in favor. Motion denied.

9. Planning Approval – 319 Saraland Blvd S (T & N Automotive)

Use of a B2 zoned lot at 319 Saraland Blvd S, for automotive repair business, filed by Thomas Purl

Application withdrew from the agenda – handled internally in the Building Department

10. Annexation – 10255 Celeste Rd


Recommendation to the City Council on the Petition for Annexation 10255 Celeste Rd, also known as parcel R021801010000002.019, approx. 2.94 acres, to be zoned R1, filed by owners Thomas & Luran Wheat


City Planner, Ian Cantrell described this application and recommends a favorable recommendation to City Council.

Motion was made by Vincent Walker, seconded by Wayne Lyssy for a favorable recommendation to City Council on the Petition for Annexation 10255 Celeste Rd, also known as parcel R021801010000002.019, approx. 2.94 acres, to be zoned R1, filed by owners Thomas & Luran Wheat. 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:


Wayne E. Biggs


Austin Sealey

Julie McQuinn

Al. Plunk

[Signature]