

The Saraland Planning Commission convened in regular session on March 8, 2022 at the Saraland City Court Room. The meeting was called to order at 6:10 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

Present: Chairman Scooter Thronson
Secretary Julie McGuire
Mayor Howard Rubenstein
Battalion Chief Austin Sealey
Barry Andrews
Dr. Wayne Lyssy
Vincent Walker

Absent: Vice Chairman David Brown
Councilman Wayne Biggs

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 minutes for the February 8, 2022 regular meeting and the January 20, 2022 special called meeting, seconded by Barry Andrews. Motion carried.

Motion was made by Wayne Lyssy to approve the agenda for the March 8, 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 Barry Andrews

Attorney Andy Rutens spoke in regards to the report of the subcommittee and stated there will be a special called Planning Commission meeting on March 29th, 2022 to discuss the proposals for amending the Land Use Ordinance regarding access & driveways onto major and collector streets as well as provisions to the private subdivision regulations.

OLD BUSINESS: None

NEW BUSINESS:

A. Public Hearing & Preliminary/Final Subdivision Plat Review for the subdivision of parcel R021208340000001.001, Creax Rd Estates Phase III, approx. 88 combined acres, filed by Jason Linder/Linder Surveying on behalf of owner Foxtrap Investments, LLC.

Chairman Scooter Thronson asked for comments from Ian Cantrell, City Planner. Mr. Cantrell described the purpose of this application and gave a favorable recommendation based on the following contingencies:

- Applicant shall place a note on a revised plat stating that the proposed turnaround is not to replace the turnaround approved as part of Phase II.
- City staff shall receive and approve of a comprehensive utility plan and letters from relevant utility companies before the issuance of a site disturbance permit.
- The applicant shall place a note on the plat which states all roadways proposed are private, all maintenance thereof is to be taken by the property owners, and not the City of Saraland, and that should ownership or maintenance for these roads be proposed to be transferred to the City of Saraland, the property owners will be responsible for all costs and actions needed to bring said roadways up to the city standards as determined by the City Engineer, and said roadways will be warranted for two (2) years by the property owners upon acceptance by the City of Saraland.
- The applicant shall present a document which has been recorded with the Probate Court of Mobile County, to run as covenant with the land, to the satisfaction and approval of city staff and the City Attorney, providing for continuing maintenance of the street by an owners association, or other entity, granting right of ingress and egress for emergency vehicles and utility maintenance vehicles, holding harmless the City of Saraland from damages to any owner within the subdivision arising, or which may arise, out of the existence of the private road, and let it be such that every owner of property abutting upon, and with legal access to the private road, shall be party to said agreement/document.
- Applicant shall provide certification from a reputable Geotechnical Engineering service of an acceptable load test of the private road indicating it is stable and capable of supporting the City's emergency response vehicles.
- The Fire Code Inspector shall review and approve of all additional submittals.
- The City Engineer shall review and approve of all additional submittals.

-Applicant must also provide a copy of the recorded plat within one year of approval to the Building Department.

Chairman Scooter Thronson opened the floor for the public hearing.

No speakers.

Chairman Scooter Thronson closed the public hearing.

Motion was made by Wayne Lyssy to approve the Preliminary/Final Subdivision Plat Review for the subdivision of parcel R021208340000001.001, Creax Rd Estates Phase III, approx. 88 combined acres, filed by Jason Linder/Linder Surveying on behalf of owner Foxtrap Investments, LLC with the contingencies discussed. Julie McGuire seconded the motion. All in favor, unanimously. Motion carried.

B. Public Hearing & Preliminary/Final Subdivision Plat Review for a 2 lot subdivision of parcel R02220210300005 and parcel R022202103000005.001, the LAH Commercial Subdivision, filed by Byrd Surveying on behalf of owner LL&T Properties, LTD/Harrison Lamar Allen.

Chairman Scooter Thronson asked for comments from Ian Cantrell, City Planner. Mr. Cantrell described the purpose of this application is to make what is currently a Metes and Bounds parcel into a recorded lot of record. Mr. Cantrell provided a favorable recommendation.

Chairman Scooter Thronson opened the floor for the public hearing.

No speakers.

Chairman Scooter Thronson closed the public hearing.

Motion was made by Wayne Lyssy, seconded by Austin Sealey for a favorable recommendation to City Council for the Preliminary/Final Subdivision Plat Review for a 2 lot subdivision of parcel R02220210300005 and parcel R022202103000005.001, the LAH Commercial Subdivision, filed by Byrd Surveying on behalf of owner LL&T Properties, LTD/Harrison Lamar Allen. All in favor, unanimously. Motion carried.

C. Public Hearing & Preliminary/Final Subdivision Plat Review to create a 4 acre lot from parcel R021301120000024.002, Sutton Estates, 13405B Roberts Rd, filed by owner John Duboise.

Chairman Scooter Thronson asked for comments from Ian Cantrell, City Planner. Mr. Cantrell described the purpose of this application is to build a single family residential home and both properties will maintain access to Roberts Rd. Mr. Cantrell provides a favorable recommendation to City Council.

Chairman Scooter Thronson opened the floor for the public hearing.

No speakers.

Chairman Scooter Thronson closed the public hearing.

Motion was made by Wayne Lyssy to approve the Preliminary/Final Subdivision Plat Review to create a 4 acre lot from parcel R021301120000024.002, Sutton Estates, 13405B Roberts Rd, filed by owner John Duboise. Vincent Walker seconded the motion. All in favor, unanimously. Motion carried.

D. Public Hearing & Preliminary/Final Subdivision Plat Review for a 2 lot subdivision, Re-Sub Lot B, Resubdivision of Lot 2A, Re-sub Lot 2, Saraland Crossing Subdivision, 2.29 and 0.75 acres, on the south west side of Shell Rd, filed by Johnny Holly/Thompson Engineering on behalf of Propst Development Saraland, LLC.

Chairman Scooter Thronson asked for comments from Ian Cantrell, City Planner. Mr. Cantrell described the application for possible future commercial development. Stated this property is currently zoned B2. Ian Cantrell gives a favorable recommendation to City Council.

Chairman Scooter Thronson opened the floor for the public hearing.

No speakers.

Chairman Scooter Thronson closed the public hearing.

Motion was made by Wayne Lyssy to approve the Preliminary/Final Subdivision Plat Review for a 2 lot subdivision, Re-Sub Lot B, Resubdivision of Lot 2A, Re-sub Lot 2, Saraland Crossing Subdivision, 2.29 and 0.75 acres, on the south west side of Shell Rd, filed by Johnny Holly/Thompson Engineering on behalf of Propst Development

Saraland, LLC. Barry Andrews seconded the motion. All in favor, unanimously. Motion carried.

E. Public Hearing & Preliminary/Final Subdivision Plat Review for the subdivision of parcels R021306130000037, R021306130000037.007, and R021306130000037.006, west of the intersection of Celeste Rd and Salco Rd, Callie Paige Estates, filed by Callie Paige Morse.

Chairman Scooter Thronson asked for comments from Ian Cantrell, City Planner. Mr. Cantrell stated this property was subdivided previously, however was never recorded with probate, therefore it was not a legal lot of record. Mrs. Morse is wanting to build a single family residential house on one of the parcels and needs to have it a legal lot. Mr. Cantrell gives a favorable recommendation to City Council.

Chairman Scooter Thronson opened the floor for public hearing.

Mr. Harry Benson spoke and wanted to know about the future plans for this property.

City Planner, Ian Cantrell stated at this time the property owner is wanting to divide 30 acres into 3 – 10 acre plots and construct one single family residence on the middle property. Any future development of additional lots will require additional Planning Commission approvals.

Chairman Scooter Thronson closed the floor for public hearing.

Motion was made by Wayne Lyssy to approve the Preliminary/Final Subdivision Plat Review for the subdivision of parcels R021306130000037, R021306130000037.007, and R021306130000037.006, west of the intersection of Celeste Rd and Salco Rd, Callie Paige Estates, filed by Callie Paige Morse. Barry Andrews seconded the motion. All in favor, unanimously. Motion carried.

F. Planned Unit Development Master Plan (Sketch Plan) Review for the proposed 6 phase, 393 unit development, west of Celeste Rd, approx. 281 acres, filed by John Lieber/J3 I LLC, J3 II LLC, J3 III LLC, and J3 IV LLC.

Chairman Scooter Thronson asked for comments from Ian Cantrell, regarding the PUD sketch plan. Mr. Cantrell stated the applicant previously submitted the application, however the time limit has expired. Mr. Cantrell expressed concerns regarding the ingress/egress on the south side of the property. There is currently a private agreement

between the landowner and Early Education Center which allows access for emergency responders, but requesting a comprehensive recorded agreement for the Building Department.

Chairman Scooter Thronson opened the floor for public hearing.

Saraland resident, Mrs. Johnson of 9025 Celeste Rd. express concerns regarding additional traffic flow onto Celeste Rd, lot sizes, and development on possible wetlands. City Planner, Ian Cantrell stated that these lots are currently zoned R1 and meets the minimum 15,000sq. ft. size.

Mike Thomas, on behalf of John Lieber spoke requesting a sketch plan approval and reiterated that no development will be done in the wetlands and a traffic study will be done. Mayor Howard Rubenstein urged Mr. Thomas to reconsider a second entrance instead of the one onto Celeste Rd.

Chairman Scooter Thronson closed the floor for public hearing.

Motion was made by Wayne Lyssy, seconded by Barry Andrews for a favorable approval of the preliminary approval for the sketch plan review for the proposed 6 phase, 393 unit development, west of Celeste Rd, approx. 281 acres, filed by John Lieber/J3 I LLC, J3 II LLC, J3 III LLC, and J3 IV LLC. All in favor. Motion carried.

G. Recommendation to City Council on the Petition for Annexation of parcel R021806240000006, approx. 20 acres, west of 7787 Celeste Rd, filed by owner City of Saraland.

City Planner, Ian Cantrell stated this property butts up to the landfill property behind Fire Station 3 and was never formally incorporated into the City of Saraland city limits.

Motion was made by Barry Andrews to give a favorable recommendation to City Council for the Petition for Annexation of parcel R021806240000006, approx. 20 acres, west of 7787 Celeste Rd, filed by owner, City of Saraland. Wayne Lyssy seconded that motion. All in favor. Motion carried.

H. Recommendation to City Council on the Petition for Annexation of parcel R021806240000004.001, approx. 10 acres, west of 7787 Celeste Rd, filed by owner City of Saraland.

City Planner, Ian Cantrell stated this property butts up to the landfill property behind Fire Station 3 and was never formally incorporated into the City of Saraland city limits.

Motion was made by Barry Andrews to give a favorable recommendation to City Council for the Petition for Annexation of parcel R021806240000004.001, approx. 10 acres, west of 7787 Celeste Rd, filed by owner, City of Saraland. Wayne Lyssy seconded that motion. All in favor. Motion carried.

I. Planning Approval for the construction of a medical clinic, the “Olaire Building” to be located on parcel R021908330008032, on the south side of Celeste Rd, approx. 500 feet west of the intersection of Saraland Blvd, zoned B2, filed by David Shumer/Barton & Shumer Engineering on behalf of owner OHS Holding Company, LLC.

City Planner, Ian Cantrell stated this application has been reviewed by fire, engineering, and planning and has a list of items of contingency for approval and gives a favorable recommendation to City Council.

- The applicant shall provide letters of service from the relevant utility companies.
- Please note that these conditions/items must be satisfied or completed for a site disturbance permit to be issued. In order to begin work on site, a site disturbance permit must be issued by the Saraland Building Department. If no such permit has been issued within one (1) year, Planning Commission approval will expire.
- Also note that signage must be applied for and permitted through a sign permit with the Saraland Building Department and is not part of this approval.
- Also note that all buildings with metal siding must have a front façade covered at least 51% brick, Hardie Board, or other approved material.

Motion was made by Wayne Lyssy to approve the Planning Approval for the construction of a medical clinic, the “Olaire Building” to be located on parcel R021908330008032, on the south side of Celeste Rd, approx. 500 feet west of the intersection of Saraland Blvd, zoned B2, filed by David Shumer/Barton & Shumer Engineering on behalf of owner OHS Holding Company, LLC upon the receipt of the contingent items discussed. Barry Andrews seconded that motion. All in favor. Motion carried.

J. Site Plan Review for the construction of a medical clinic, the “Olaire Building” to be located on parcel R021908330008032, on the south side of Celeste Rd, approx. 500 feet west of the intersection of Saraland Blvd, zoned B2, filed by David

Shumer/Barton & Shumer Engineering on behalf of owner OHS Holding Company, LLC.

City Planner, Ian Cantrell stated this application has been reviewed by fire, engineering, and planning and has a list of items of contingency for approval and gives a favorable recommendation to City Council.

- The applicant shall provide letters of service from the relevant utility companies.
- Please note that these conditions/items must be satisfied or completed for a site disturbance permit to be issued. In order to begin work on site, a site disturbance permit must be issued by the Saraland Building Department. If no such permit has been issued within one (1) year, Planning Commission approval will expire.
- Also note that signage must be applied for and permitted through a sign permit with the Saraland Building Department and is not part of this approval.
- Also note that all buildings with metal siding must have a front façade covered at least 51% brick, Hardie Board, or other approved material.

Motion was made by Wayne Lyssy for the Site Plan approval for the construction of a medical clinic, the "Olaire Building" to be located on parcel R021908330008032, on the south side of Celeste Rd, approx. 500 feet west of the intersection of Saraland Blvd, zoned B2, filed by David Shumer/Barton & Shumer Engineering on behalf of owner OHS Holding Company, LLC., upon the receipt of the contingent items discussed. Barry Andrews seconded that motion. All in favor. Motion carried.

K. Planning Approval for "Storage Sense" for the proposed development of 5 storage unit buildings on parcel R022202093000002.001, 700 Industrial Pkwy, Zoned M1, filed by Element 3 Engineering LLC on behalf of owner RAM Saraland, LLC.

City Planner, Ian Cantrell stated this application has been reviewed by fire, engineering, and planning and has a list of items of contingency for approval and gives a favorable recommendation to City Council.

- The applicant shall provide letters of service from the relevant utility companies, water, sewer, etc.
- The applicant shall provide copies of relevant state permits, ADEM Construction Permit, letters of approval from ALDOT concerning stormwater discharge onto the HWY 158 Right of Way, ALDOT approval for work to be performed in the HWY 158 Right of Way.

- The applicant shall provide some document(s), recorded with the Mobile County Probate Court, to run covenant with the land, which allow(s) for the location of improvements, roads, and the like along and over the property boundary of lots 1 and 2 of the Space Saver Subdivision, complete with easements for ingress, egress, and cross parking, or shall provide a recorded plat which combines said lots, removing the existing lot line.
- Please note that these conditions/items must be satisfied or completed for a site disturbance permit to be issued. In order to begin work on site, a site disturbance permit must be issued by the Saraland Building Department. If no such permit has been issued within one (1) year, Planning Commission approval will expire.

Motion was made by Wayne Lyssy for Planning Approval for "Storage Sense" for the proposed development of 5 storage unit buildings on parcel R022202093000002.001, 700 Industrial Pkwy, Zoned M1, filed by Element 3 Engineering LLC on behalf of owner RAM Saraland, LLC. Upon receipt of the contingent items discussed. Barry Andrews seconded that motion. All in favor. Motion carried.

L. Site Plan for "Storage Sense" for the proposed development of 5 storage unit buildings on parcel R022202093000002.001, 700 Industrial Pkwy, Zoned M1, filed by Element 3 Engineering LLC on behalf of owner RAM Saraland, LLC.

City Planner, Ian Cantrell stated this application has been reviewed by fire, engineering, and planning and has a list of items of contingency for approval and gives a favorable recommendation to City Council.

- The applicant shall provide letters of service from the relevant utility companies, water, sewer, etc.
- The applicant shall provide copies of relevant state permits, ADEM Construction Permit, letters of approval from ALDOT concerning stormwater discharge onto the HWY 158 Right of Way, ALDOT approval for work to be performed in the HWY 158 Right of Way.
- The applicant shall provide some document(s), recorded with the Mobile County Probate Court, to run covenant with the land, which allow(s) for the location of improvements, roads, and the like along and over the property boundary of lots 1 and 2 of the Space Saver Subdivision, complete with easements for ingress, egress, and cross parking, or shall provide a recorded plat which combines said lots, removing the existing lot line.
- Please note that these conditions/items must be satisfied or completed for a site disturbance permit to be issued. In order to begin work on site, a site disturbance

permit must be issued by the Saraland Building Department. If no such permit has been issued within one (1) year, Planning Commission approval will expire.

Motion was made by Wayne Lyssy for the Site Plan approval for "Storage Sense" for the proposed development of 5 storage unit buildings on parcel R022202093000002.001, 700 Industrial Pkwy, Zoned M1, filed by Element 3 Engineering LLC on behalf of owner RAM Saraland, LLC. Upon receipt of the contingent items discussed. Vincent Walker seconded that motion. All in favor. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 7:00 p.m.

ACCEPTED AND APPROVED:

	
	
	
	