

The Saraland Planning Commission convened in regular session on December 14, 2021 at the Saraland City Court Room. The meeting was called to order at 6:01 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
Chief Austin Sealey
Dr. Wayne Lyssy
Vincent Walker

Absent: Barry Andrews

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 of the November 9, 2021 meeting, seconded by David Brown. Motion carried.

Motion was made by Wayne Lyssy to approve the agenda for the December 14, 2021 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. Mayor Howard Rubenstein explained he would recuse himself from item 7D, the Site Plan review for Caliber Car Wash, located at 1090 Industrial Pkwy.

Invocation by Wayne Biggs

OLD BUSINESS:

A. Site Plan Review for Saraland Mobile Home Park, located at 108 Saraland Blvd N, zoned R5, consisting of parcels 2202032000091 and 2202040001003, filed by Bryce

McMurry, Kinetic Capital on behalf of Diane Saranthus/Saranthus Investments INC/Equity Investments LLC.

B. Site Plan for Saraland Mobile Home Park, located at 247 Saraland Ave, zoned R5, consisting of parcels 1908330008022.02, 1908330008022.01, and 1908330008022.001, filed by Bryce McMurtry, Kinetic Capital on behalf of Diane Saranthus/Saranthus Investments INC/Equity Investments LLC.

C. Site Plan Review for Saraland Mobile Home Park, located at 300 Saraland Ave, zoned R5, consisting of parcels 1908330001085.01, 1908330001085, 1908330001084, 1908330008021.001, filed by Bryce McMurry, Kinetic Capital on behalf of Diane Saranthus/Saranthus Investments Inc./Equity Investments LLC.

For all items of old business A, B, and C, Andy Rutens, City Attorney, expressed that these applications do not comply due to the multiple lots on each site plan which each have internal setbacks. The applicant has been made aware they need to submit resubdivision applications to combine each individual lot into one lot. Andy Rutens, City Attorney, stated his position was the applications are not full and complete and cannot be heard by the Planning Commission, so it would be appropriate to postpone till the next Planning Commission meeting.

Motion was made by Wayne Biggs, seconded by Vincent Walker to postpone the Site Plan Reviews until the next Planning Commission meeting. All members were in favor. Motion carried.

D. Site Plan Review for Caliber Car Wash, located at 1090 Industrial Pkwy, zoned B-2, filed by Civilogistix on behalf of Caliber Carwash, Brett Real Estate Robinson.

Ian Cantrell, City Planner, spoke in regards the Site Plan application recommending approval subject to two contingencies. First being that Planning Staff will receive and approve of all relevant state permits, including a permit from ALDOT. Second, Planning Staff receiving a landscape plan compliant with the Land Use and Development Ordinance.

Mayor Howard Rubenstein recused himself from discussion and voting on this item.

Motion was made by David Brown, seconded by Wayne Lyssy to recommend approval for the site plans review for the Caliber Car Wash contingent upon the two items recommended by Planning staff. All members were in favor, with the exception of Howard Rubenstein who recused himself. Motion carried.

NEW BUSINESS:

A. Public Hearing & Preliminary/Final Subdivision Plat Review for the replat of Lot 2, Cherry Hill Subdivision, parcel 187360000001.003 and parcel 18073600000001, south side of Lafitte Rd, zoned R1, filed by owner Brett Real Estate Robinson Development Company CO Inc..

Ian Cantrell, City Planner, explained that the plat would move approx. 10 acres from an approx. 80 acre parcel and add those 10 acres to an approx. 5 acre lot on Lafitte Rd, making one lot approx. 10 acres larger and one 10 acres smaller. Cantrell gave a favorable recommendation.

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

Motion was made by David Brown, seconded by Julie McGuire to approve the Preliminary/Final Subdivision Plat for the replat of Lot 2, Cherry Hill Subdivision, filed by owner Brett Real Estate Robinson Development Company CO Inc. All members were in favor. Motion carried.

B. Public Hearing & Preliminary Subdivision Review for Rolling Hills Estates Phase 1, 30 lots, parcel 1904180000001.078, zoned R1, located approximately 400 feet east of Celeste Rd, filed by owner Moore Properties LLC.

Andy Rutens, City Attorney, spoke on behalf of the application and stated that additional information is needing to be obtained before it can be considered a full and complete application, therefore, the application cannot be heard. Andy Rutens recommended for this application to be postponed until next Planning Commission meeting and will need to be readvertised.

Motion was made by Wayne Biggs, seconded by Wayne Lyssy to postpone the public hearing for the Rolling Hills application until the January 2022 Planning Commission meeting. All members were in favor. Motion carried.

C. Approval of dates for the 2022 regular Planning Commission meetings

Mayor Howard Rubenstein motioned to approve the meeting dates and deadlines as provided by staff for the 2022 Planning Commission meetings subject to staff changing deadlines for submission to be exactly 30 days prior to each meeting. Wayne Biggs seconded the motion. All members were in favor. Motion carried.



D. Discussion/Recommendation to the City Council on an Ordinance for a comprehensive edit to the Land Use and Development Ordinance.

Andy Rutens, City Attorney, spoke in regard to the Ordinance for the comprehensive edit to the Land Use and Development. Mr. Rutens, stated that in November Planning Commission meeting a subcommittee was established to review and make changes to the current Land Use and Development Ordinance. Those proposed changes are included. Andy Rutens recommended at this time to approve the original changes to the Land Use & Development Ordinance as well as to the subcommittee recommended for the changes to the Land Use & Development Ordinance.

Wayne Biggs motioned to make a favorable recommendation to the City Council for the comprehensive edit to the Land Use & Development ordinance to include the recommended changes from subcommittee on the Table of Permitted Use. Wayne Lyssy seconded the motion. All members were in favor. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:28 p.m.

ACCEPTED AND APPROVED:




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Seater
