

The Saraland Planning Commission convened in regular session on August 10, 2021 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  
Chief Austin Sealey  
Barry Andrews  
Dr. Wayne Lyssy  
Chris Williams

Absent:

Others present: Ian Cantrell, 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 of the July 13, 2021 meeting, seconded by Barry Andrews. Motion carried.

Motion was made by Wayne Lyssy to approve the agenda for the August 10, 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. No conflicts were brought forth.

Invocation by Wayne Biggs

**OLD BUSINESS:**

**NEW BUSINESS:**

1. Preliminary/Final Subdivision Plat review to combine parcel #R022 02 09 3 000 003.03 and parcel #R022 02 09 3 000 003.002, approx.. 1.7 acres combined, south of Industrial Parkway, filed by Elcan and Associates, Inc.

Chairman Scooter Thronson described the purpose of this application.

Ian Cantrell, City Planner, expressed that the new plat would “clean up” two parcels by combining them into one and gave a favorable recommendation.

Motion was made by Dr. Wayne Lyssy to give a favorable recommendation to City Council. Andy Rutens, City Attorney made a Point of Order and stated this is to combined the two parcels so a recommendation to City Council is not necessary because the Planning Commission is the entity that is to take the action.

Chairman Scooter Thronson opened the floor for public hearing. There were no speakers. 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 to combine parcel #R02202093000003.03 and parcel #R02202093000003.002, filed by Elcan and Associates, Inc. Motion carried.

2. Preliminary/Final Subdivision Plat review to combine parcel #R022 02 09 3 000 003.001 and parcel #R022 02 09 3 000 003, approx.. 10.25 acres combined, approx. 600 feet south of Industrial Parkway, filed by Elcan and Associates, Inc.

Chairman Scooter Thronson described the purpose of this application.

Ian Cantrell, City Planner, expressed that the new plat would “clean up” two parcels by combining them into one and gave a favorable recommendation.

Motion was made by Dr. Wayne Lyssy to give a favorable recommendation to City Council. Andy Rutens, City Attorney made a Point of Order and stated this is to combined the two parcels so a recommendation to City Council is not necessary because the Planning Commission is the entity that is to take the action.

Chairman Scooter Thronson opened the floor for public hearing. There were no speakers. Chairman Scooter Thronson closed the public hearing.

Motion was made by Dr. Wayne Lyssy, seconded by Wayne Biggs, to approve the Preliminary/Final Subdivision Plat to combine parcel #R002202093000003.001 and parcel #R02202093000003, filed by Elcan and Associates, Inc. Motion carried.

3. Public Hearing – Planned Unit Development Review to include parcel #R0220293000003 and parcel #R02202093000003.01 with parcel

#R02204373331002 to expand size of previously approved Planned Unit Development, filed by Elcan and Associates, Inc.

Andy Rutens, City Attorney, stated that this does add a second entrance more clearly, so from a safety prospective, this is a positive change.

Dr. Wayne Lyssy asked what the total size will end up being. Avalisha with Elcan Associates, LLC stated the PUD is to add Lot 1 and the total acreage would be 73.53 which would include the "Nevada Shaped" lot.

Chairman Scooter Thronson opened the floor for public hearing. There were no speakers. Chairman Scooter Thronson closed the public hearing.

Motion was made by Barry Andrews, seconded by David Brown, to approve the Planned Unit Development to include parcel #R0220293000003 and parcel #R02202093000003.001 with parcel R02204370001002 to expand size of previously approved Planned Unit Development, filed by Elcan and Associates, Inc. All members were in favor. Motion carried.

#### 4. Recommendation to the City Council on:

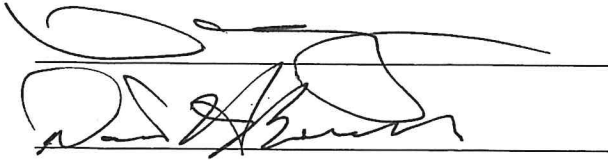
Ordinance amending Article XXXV, of the City of Saraland's Land Use and Development Ordinance.

Andy Rutens, City Attorney, commented on the purpose of the proposed amendment was to bring the Land Use and Development Ordinance more in line with the City's comprehensive master plan, as similar to the amendment proposed at the July meeting. Andy Rutens noted that as the earlier, amendment to the Land Use and Development Ordinance from July had not yet been voted on by the City Council, the modifications made therein were not reflected in this agenda's proposed amendment. The changes being proposed in this recommendation are the redline changes, and does not reflect changes from July's Planning Commission meeting, because those are not being voted on until the July 26, 2021 City Council meeting.

Motion to make a favorable recommendation to the City Council on the amendment was made by Dr. Wayne Lyssy, seconded by David Brown. All members were in favor. Recommendation from the Planning Commission to be sent to City Council.


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

**ACCEPTED AND APPROVED:**

  
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John M. Amin  
Scott \_\_\_\_\_  
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Wayne E. Buzzi  
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