

The Saraland Planning Commission convened in regular session on February 14, 2023, at the Saraland City Court Room. The meeting was called to order at 5:45 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

Present: Chairman Scooter Thronson
Mayor Howard Rubenstein
Councilman Wayne Biggs
Capt. Clayton Horton
Mr. Barry Andrews
Dr. Wayne Lyssy

Absent: Vice Chairman David Brown
Mr. Vincent Walker

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

Motion was made by Wayne Lyssy, to approve the minutes from the January 10, 2023, regular meeting, seconded by Barry Andrews. Motion carried.

Motion was made by Wayne Lyssy to approve the agenda for the February 14, 2023 regular meeting, seconded by Capt. Clayton Horton. 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:

A – Site Plan Review for Bill Myles Laydown Yard, for the use of an M1-zoned lot at 701 Bill Myles Dr W, parcel 2202033000006.002, to be used as a graveled semi-truck and trailer storage yard, filed by Jonathan Williams on behalf of owner Alabama 1031 Qeat Services, LLC, as Titleholder for McKinley Sparks, LLC

City Planner Brendan Schwandner described the purpose of this application and stated this previously went to the Board of Adjustments on 2/7/23 and was voted to approve the variance with the contingency the applicant submit a landscape plan which properly indicates the preservation of the existing trees along the perimeters of the lot and the planting of new trees along the East side of the property. The Building and Planning Department has received the correct landscape plan, therefor Mr. Schwandner gave a

favorable recommendation for approval contingent upon the receipts of a wetland permit and the ADEM permit.

Motion was made by Wayne Lyssy, seconded by Capt. Clayton Horton to approve the Site Plan Review for Bill Myles Laydown Yard, for the use of an M1-zoned lot at 701 Bill Myles Dr W, parcel 2202033000006.002, to be used as a graveled semi-truck and trailer storage yard, filed by Jonathan Williams on behalf of owner Alabama 1031 Qeat Services, LLC, as Titleholder for McKinley Sparks, LLC with the contingencies of receipt of wetland permit and ADEM permit. All in favor. Motion carried.

NEW BUSINESS:

A – Planning Approval for Life Capital Development, for the use of a B2-zoned lot on Shell Rd, Lot 3G of the Re-subdivision of Lot 3E, Saraland Crossings Subdivision, to be used as a multi-tenant location for two drive-in restaurants, filed by David Shumer on behalf of owner Saraland CRE, LLC

City Planner Brendan Schwandner described this property as roughly a .9 acre lot proposal for a joint retail location, has ingress/egress directly off Shell St., and is surrounded by B2 lots except for one undeveloped R1 zoned lot to the South and is currently categorized as regional commercial in the master plan. Mr. Schwandner recommends approval.

Motion was made by Wayne Lyssy, seconded by Julie McGuire to approve the Planning Approval for Life Capital Development, for the use of a B2-zoned lot on Shell Rd, Lot 3G of the Re-subdivision of Lot 3E, Saraland Crossings Subdivision, to be used as a multi-tenant location for two drive-in restaurants, filed by David Shumer on behalf of owner Saraland CRE, LLC. All in favor. Motion carried.

B – Site Plan Review for Life Capital Development, for the use of a B2-zoned lot on Shell Rd, Lot 3G of the Re-subdivision of Lot 3E, Saraland Crossings Subdivision, to be used as a multi-tenant location for two drive-in restaurants, filed by David Shumer on behalf of owner Saraland CRE, LLC

City Planner Brendan Schwandner stated this site plan has been reviewed for compliance by the City of Saraland Planning Department, City Engineer, Kirby Latham, and the Fire Safety ordinances and regulations and no concerns were brought forward, therefor Planning Department recommends approval contingent upon the applicant providing a letter from Saraland Water & Sewer stating service availability.

Motion was made by Wayne Lyssy, seconded by Capt. Clayton Horton to approve the Site Plan Review for Life Capital Development, for the use of a B2-zoned lot on Shell Rd, Lot 3G of the Re-subdivision of Lot 3E, Saraland Crossings Subdivision, to be used as a multi-tenant location for two drive-in restaurants, filed by David Shumer on behalf

of owner Saraland CRE, LLC contingent upon the letter from Saraland Water & Sewer stating service availability. All in favor. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 5:50 p.m.

ACCEPTED AND APPROVED:

Wayne E. Bugg
D. D. Brown

Chris H. H.
Julie Mc Guire

Scotter H.
G. H. H.