

The Saraland Planning Commission convened in regular session on May 9, 2023, at the Saraland City Court Room. The meeting was called to order at 5:50 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

Present: Chairman Scooter Thronson  
Mr. David Brown  
Ms. Julie McGuire  
Capt. Clayton Horton  
Dr. Wayne Lyssy  
Mr. Vincent Walker

Absent: Mayor Howard Rubenstein  
Councilman Wayne Biggs  
Mr. Barry Andrews

Others present: Brendan Schwandner, City Planner; Andy Rutens, City Attorney; Laura Tarver, Permit Technician; Jennifer Jemison, Zoning Technician.

Motion was made by Dr. Wayne Lyssy, to approve the minutes from the April 11, 2023, regular meeting, seconded by Mr. David Brown. Motion carried.

Motion was made by Dr. Wayne Lyssy, to approve the agenda for the May 9, 2023, regular meeting, seconded by Mr. Vincent Walker. Motion carried.

Chairman Scooter Thronson called for conflicts of interest of any agenda item for members of the Planning Commission. No conflicts.

Invocation by Mr. David Brown

### **OLD BUSINESS: None**

### **NEW BUSINESS:**

A – Public Hearing & Preliminary/Final Subdivision Plat Review for the 1-lot subdivision “Woodham Place”, concerning parcel 1805220000020.01, approx. 2.18 acres total, filed by owner Bryan T. Woodham

City Planner Brendan Schwandner described the purpose of this application and stated the applicant has a roughly 0.2 acre triangular piece of land deeded to them by the property owner to the south. This is a lot line move for the legal lot to match up with the tax parcel. Applicant has provided a recorded easement for ingress and egress through a driveway running through the property of the neighbor of the south. Applicant complies

with all applicable setback and density ordinances. Planning gives a favorable recommendation.

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

Motion was made by Dr. Wayne Lyssy, seconded by Mr. David Brown to approve the Preliminary/Final Subdivision Plat Review for the 1-lot subdivision "Woodham Place", concerning parcel 1805220000020.01, approx. 2.18 acres total, filed by owner Bryan T. Woodham. All in favor. Unanimous. Motion carried.

B – Public Hearing & Preliminary/Final Subdivision Plat Review for the 5-lot subdivision "Elysian Fields Subdivision Phase Three", concerning parcels 1806240000001.000 & 1806240000003.000, approx. 35.53 acres total, filed by owner J3 I, LLC and J3 V, LLC

City Planner Brendan Schwandner described this application would create 5 lots varying in size from 5.1 to 10.5 acres, each with ingress/egress access to the three dead-end roads stemming off Elysian Fields Ln. Lots 4 & 5 are classified as flag lots (Article 9-5, flag lots shall have access to a public street or right-of-way by means of ingress/egress easement thirty (30) feet in width). Planning recommends approval contingent upon the receipt of a revised plat which addresses the need for ingress/egress easements at least 30' in width for Lots 4 & 5, in compliance with the Land Use Ordinance and a receipt of a letter from all relevant utilities stating service availability to these proposed lots.

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

Motion was made by Dr. Wayne Lyssy, seconded by Mr. David Brown to approve the Preliminary/Final Subdivision Plat Review for the 5-lot subdivision "Elysian Fields Subdivision Phase Three", concerning parcels 1806240000001.000 & 1806240000003.000, approx. 35.53 acres total, filed by owner J3 I, LLC and J3 V, LLC contingent upon the receipt of a revised plat which addresses the need for ingress/egress easements at least 30' in width for Lots 4 & 5, in compliance with the Land Use Ordinance and a receipt of a letter from all relevant utilities stating service availability to these proposed lots. All in favor. Unanimous. Motion carried.

C – Public Hearing & Preliminary/Final Subdivision Plat Review for the 2-lot subdivision "Re-sub of Lot 2D, Re-sub of Lot B, Saraland Crossings Subdivision", concerning parcel 2203082000049.005, approx. 2.29 acres total, filed by Thompson Engineering as authorized agent on behalf of Propst Development Saraland, LLC

City Planner Brendan Schwandner described the purpose of this application was to turn one approximately 2.29 acre lot into 2 roughly 1-acre lots. Planning gives a favorable recommendation.

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

Motion was made by Dr. Wayne Lyssy, seconded by Mr. Vincent Walker, to approve the Preliminary/Final Subdivision Plat Review for the 2-lot subdivision "Re-sub of Lot 2D, Re-sub of Lot B, Saraland Crossings Subdivision", concerning parcel 2203082000049.005, approx. 2.29 acres total, filed by Thompson Engineering as authorized agent on behalf of Propst Development Saraland, LLC. All in favor. Unanimous. Motion carried.

D – Recommendation to the City Council on the Petition for Rezoning of parcel 1908330006115.000, approx. 2.62 acres total, located on Lincoln St, to be rezoned from R-1 (Low Density Single Family Residential) to R-4 (High Density Single and Multi-Family Residential), filed by owners Karlous D. Roberts & Sonyia J. Roberts

City Planner Brendan Schwandner described this property is currently an undeveloped and wooded lot which abuts R-1 zoned property on all sides and is located roughly a quarter mile from the I-65/Celeste Rd corridor. Planning sees no issues with the application and has a favorable recommendation.

Motion was made by Dr. Wayne Lyssy, seconded by Mr. Vincent Walker, to provide a favorable recommendation to City Council on the Petition for Rezoning of parcel 1908330006115.000, approx. 2.62 acres total, located on Lincoln St, to be rezoned from R-1 (Low Density Single Family Residential) to R-4 (High Density Single and Multi-Family Residential), filed by owners Karlous D. Roberts & Sonyia J. Roberts. All in favor. Motion carried.

E – Recommendation to the City Council on the Petition for Rezoning of Lot 12 of the Blackwell Court subdivision, a portion of parcel 2202091002049.01, approx. 0.37 acres located on Second Ave, to be rezoned from R-1 (Low Density Single Family Residential) to R-2 (Medium Density Single Family Residential), filed by owner Sam Heng

City Planner Brendan Schwander described this application as currently an undeveloped lot, abuts R-2 zoned property to the East and R-1 zoned property on all other sides. . Planning sees no issues with the application and has a favorable recommendation.

Motion was made by Dr. Wayne Lyssy, seconded by Mr. David Brown, to provide a favorable recommendation to City Council on the Petition for Rezoning of Lot 12 of the Blackwell Court subdivision, a portion of parcel 2202091002049.01, approx. 0.37 acres located on Second Ave, to be rezoned from R-1 (Low Density Single Family Residential) to R-2 (Medium Density Single Family Residential), filed by owner Sam Heng. All in favor. Motion carried.

F – Recommendation to the City Council on the Petition for Rezoning of 119 Second Ave, the remaining portion of parcel 2202091002049.01 approx. 0.61 acres located on Second Ave, to be rezoned from R-1 (Low Density Single Family Residential) to R-2 (Medium Density Single Family Residential), filed by owner Sam Heng

City Planner Brendan Schwandner described this application as the current use is single family residential. It abuts R-2 zoned property to the East, and R-1 zoned property on all other sides. Planning sees no issues with the application and has a favorable recommendation.

Motion was made by Dr. Wayne Lyssy, seconded by Mr. Vincent Walker, to provide a favorable recommendation to City Council on the Petition for Rezoning of 119 Second Ave, the remaining portion of parcel 2202091002049.01 approx. 0.61 acres located on Second Ave, to be rezoned from R-1 (Low Density Single Family Residential) to R-2 (Medium Density Single Family Residential), filed by owner Sam Heng. All in favor. Motion carried.

G – Recommendation to the City Council on the Petition for Annexation of 9165 Celeste Rd, parcel 1801120000028.031, approx. 1.96 acres, filed by owners Phillip M. White & Janet L. White

Motion was made by Mr. David Brown, seconded by Dr. Wayne Lyssy to postpone this application until the next Planning Commission meeting on June 13, 2023. All in favor. Motion carried.

City Attorney, Andy Rutens wanted to inform the Planning Commission that the City has been addressing some issues concerning the development of 300 Saraland Ave, 247 Saraland Ave, and 108 Saraland Blvd S. These three properties were formally owned by the Saranthus family and have been purchased by Kinetic Capital. Kinetic Capital previously filed applications to resubdivide all three parcels. Each parcel has one address but were multiple parcels that were never combined. They also applied for Site Plan approval to revise these three mobile home parks, removing permanent structures that were dilapidated, adding some mobile home pads, and amenities as well. Formal site plan approval was previously granted as an individual site. Example – 300 Saraland Ave is one individual site, however it contains 37 mobile home pads. Mr. Rutens stated that discussions are in the process of possible phases to be operated and recommends that Planning Commission appoint 2 members to serve as liaison between the Planning Department and the City Legal department during this next phase of planning and site plan amendment.

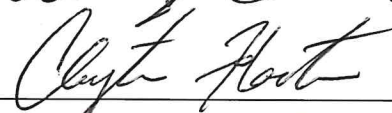
Chairman Scooter Thronson appointed Dr. Wayne Lyssy and Mr. David Brown to help assist in the discussions regarding the future development of these three mobile home parks. All in favor.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:06 p.m.

**ACCEPTED AND APPROVED:**

  
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