

The Saraland Planning Commission convened in regular session on April 13, 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
Mayor Howard Rubenstein
Wayne Biggs
Austin Sealey
Chris Williams

Absent: Secretary Julie McGuire
Barry Andrews
David Brown
Wayne Lyssy

Others present: Mike Black, Director Building Department; Jennifer Jemison, Zoning Technician; Andy Rutens, City Attorney.

Motion was made by Wayne Biggs to approve the minutes of the March 9, 2021 meeting, seconded by Austin Sealey. Motion carried.

Motion was made by Howard Rubenstein to approve the agenda for the April 13, 2021 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 Wayne Biggs

NEW BUSINESS:

1. Site Plan – Allied Steel

(Property located at 210 Commerce St.; Parcel No.: R022202034000006.005)

Site Plan review to erect a 70' x 250' metal building on an existing 50' x 250' concrete slab, in an industrial district, filed by Allied Steel Corp.

Chairman Scooter Thronson asked for comments from Mike Black, Building Department. Mr. Black described the request and recommended the Planning Commission approve the request for the Site Plan for Allied Steel. This was required to go before the Planning

Commission due to increasing the footprint to an existing building/site by 30% or more. There was no public hearing for the site plan approval and the approval will expire within one (1) year of the date of approval if no permit is obtained to begin work on the site. Mr. Black mentioned the construction plans have been approved by Wade Steadham, Building Inspector, Howard Creighton, Electrical Inspector, and Austin Sealey, Fire Captain. The City Engineer did not require drainage calculations due to the lack of impact of site.

Motion was made by Wayne Biggs, seconded by Austin Sealey to approve the Site Plan approval for Allied Steel to erect a 70' x 250' metal building on an existing 50' x 250' concrete slab. Motion carried.

2. Preliminary/Final Plat – Re-Sub of Lot 1, Richard Acres, Phase 1

(Property located on the North Side of Radcliff Rd)

Public Hearing to consider the request for Preliminary/Final Subdivision Plat Approval of two lot subdivide, currently zoned R-1, Parcel No.: R021902090000003.000, filed by Byrd Surveying.

Andy Rutens, City Attorney, stated an action can be delayed due to lack of quorum. Planning Commission may delay action on the plat up to thirty (30) days; however, the commission shall act to approve or disapprove a subdivision plat within thirty (30) days after it formal submission at a regularly scheduled Planning Commission meeting, otherwise, said plat shall be deemed to have been approved and correspondence to that effect shall be issued by the Commission on demand. Chairman Scooter Thronson asked Mike Black, Building Department, for comments. He did not have any. Chairman Scooter Thronson opened the floor for the Public Hearing. No speakers came forward. Public Hearing closed.

Andy Rutens, City Attorney, recommended to delay action until the next regularly scheduled Planning Commission meeting on May 11, 2021. A representative from Byrd Surveying stated he did not see a hardship for waiting until the next regularly scheduled meeting.

Motion was made by Mayor Howard Rubenstein, seconded by Wayne Biggs to delay the Prelim/Final Plat for the resubdivide of Lot1, Richard Acres, Phase 1 until the next regularly scheduled Planning Commission meeting on May 11, 2021. Motion carried.

3. Preliminary/Final Plat-6771 Smithtown Rd.

(Property located South line of Smithtown Rd. and West of Highway 45)

Public Hearing to consider the request for Preliminary/Final Plat Approval of 3 lot subdivide, Parcel No.: R021804200000052.002, filed by Rowe Surveying & Engineering.

Andy Rutens, City Attorney, stated an action can be delayed due to lack of quorum. Planning Commission may delay action on the plat up to thirty (30) days; however, the commission shall act to approve or disapprove a subdivision plat within thirty (30) days after its formal submission at a regularly scheduled Planning Commission meeting, otherwise, said plat shall be deemed to have been approved and correspondence to that effect shall be issued by the Commission on demand. Chairman Scooter Thronson asked Mike Black, Building Department, for comments. He did not have any. Chairman Scooter Thronson opened the floor for the Public Hearing. No speakers came forward. Public Hearing closed.

Andy Rutens, City Attorney, recommended to delay action until the next regularly scheduled Planning Commission meeting on May 11, 2021. A representative from Rowe Surveying & Engineering stated he did not see a hardship for waiting until the next regularly scheduled meeting.

Motion was made by Mayor Howard Rubenstein, seconded by Chris Williams to delay the Prelim/Final Plat for 6771 Smithtown Rd, filed by Rowe Surveying & Engineering, until the next regularly scheduled Planning Commission meeting on May 11, 2021. Motion carried.

4. Petition for Annexation-6222 Highway 45

(Property located East of Highway 45 and North of Kushla McCleod Rd.)

Recommendation to City Council regarding the petition to annex Parcel Number R022302030000004.000, filed by Adam & Ashley Griffin

Chairman Scooter Thronson asked for comments from Mike Black, Building Department. Mr. Black described the request and recommended the Planning Commission approve the request for Annexation of 6222 Highway 45. Andy Rutens, City Attorney requested to obtain the correct metes and bounds description.

Motion was made by Wayne Biggs, to provide a favorable recommendation to City Council contingent upon the classification of metes and bounds satisfactory by Andy Rutens, City Attorney. Mr. Austin Sealey seconded. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:21 p.m.

ACCEPTED AND APPROVED:



Don Brown

Don Barry Andrews

Scott D.

Chill

Julie McGinnis