

The Saraland Planning Commission convened in regular session on February 20, 2024, at the Saraland City Court Room. The meeting was called to order at 6:09 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

Present: Chairman Scooter Thronson
Vice Chairman David Brown
Mayor Howard Rubenstein
City Council Representative Wayne Biggs
Dr. Wayne Lyssy

Absent: Secretary Julie McGuire
Capt. Clayton Horton
Mr. Barry Andrews
Mr. Vincent Walker

Others present: Brendan Schwandner, City Planner; Andy Rutens, City Attorney; Mike Black, Director Building Department; Terry Dunn, Chief Building Official; Laura Tarver, Chief of Central Permitting; Jennifer Jemison, Zoning Inspector.

Motion was made by Dr. Wayne Lyssy, to approve the minutes from the January 9, 2024, regular meeting, seconded by Councilman Wayne Biggs. All in favor. Motion carried.

Motion was made by Dr. Wayne Lyssy, to approve the agenda for the February 20, 2024, regular meeting, seconded by Vice Chairman David Brown. All in favor. 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. Wayne Biggs

OLD BUSINESS:

A – Discussion/Recommendation to the City Council on an Amendment to Article XVII (17) “Procedures for Subdivision Review”, and the addition of Article XX (20) “Public and Private Subdivision Standards” to the Land Use and Development Ordinance

City Attorney Andy Rutens gave a brief description of the Amendment.

Motion was made by Councilman Wayne Biggs, seconded by Vice Chairman David Brown for a favorable recommendation to City Council for the Amendment to Article XVII (17) “Procedures

for Subdivision Review”, and the addition of Article XX (20) “Public and Private Subdivision Standards” to the Land Use and Development Ordinance. All in favor. Motion Carried.

NEW BUSINESS:

A – Public Hearing & Preliminary/Final Subdivision Plat Review for a 1-lot subdivision concerning parcels 2202102000041.000 and 2202102000041.02, located at 150 Jacintoport Blvd, approx. 15.3 acres total, filed by Cory Williams on behalf of Merchants Transfer Company, Inc.

City Planner Brendan Schwandner stated this proposal is to create one lot directly adjacent to the Southern Railway Company tracks and complies with relevant size, and density requirements, but the minimum setback requirements are not indicated on the plat. Planning recommends approval contingent upon the applicant provides a revised plat acknowledging that future developments will be subject to setback requirements.

Motion was made by Councilman Wayne Biggs, seconded by Vice Chairman David Brown to postpone this item until next Planning Commission meeting to be held on March 12th, 2024, due to lack of quorum. All in favor. Motion carried.

B – Public Hearing & Preliminary/Final Subdivision Plat Review for a 1-lot subdivision concerning parcels 2202103000001.000, 2202103000002.000, 2202104000002.000, and 2201110000001.03, located near Industrial Pkwy Ext, approx. 119.6 acres total, filed by Cory Williams on behalf of Vertex Refining Alabama, LLC

City Planner Brendan Schwandner stated this proposal is to create two lots directly adjacent to the Southern Railway Company tracks. This request concerns only the portion of Lot 1 located within the Saraland City Limits, as the remainder of Lot 1 and all of Lot 2 are within Mobile City limits and are not subject to Saraland Subdivision Regulations. A subdivision request regarding this plat was submitted for review by the Mobile City Planning Commission as well. The plat contains signature blanks for signing by both jurisdictions. Mr. Schwandner noted this complies with relevant size, and density requirements, but the minimum setback requirements are not indicated on the plat. Planning recommends approval, contingent that the applicant provide the following:

- The applicant provides a revised plat acknowledging that future developments will be subject to setback requirements.
- Proof of approval of the plat by the Mobile City Planning Commission.

Motion was made by Councilman Wayne Biggs, seconded by Vice Chairman David Brown to postpone this item until next Planning Commission meeting to be held on March 12th, 2024, due to lack of quorum. All in favor. Motion carried.

C – Public Hearing & Preliminary/Final Subdivision Plat Review for 2-lot the subdivision “Ward Landing” concerning 2000 Radcliff Rd, parcel 1902090000001.000, approx. 26.79 acres total, filed by Rodney D. Ward & Donna C. Ward

City Planner Brendan Schwandner stated this application complies with relevant size, and density requirements, but the minimum setback requirements are not indicated on the plat. The proposed lot is accessible by a 60’ ingress/egress easement adjoining another 80’ ingress/egress easement which connects to Radcliff Rd. Planning recommends approval contingent upon the provision of a revised plat which addresses the following:

- Provision of minimum setback lines
- Removal of “preliminary” stamp prior to signing of the plat

Motion was made by Dr. Wayne Lyssy, seconded by Vice Chairman David Brown to postpone this item until next Planning Commission meeting to be held on March 12th, 2024, due to lack of quorum. All in favor. Motion carried.

D – Planning Approval for Solid Glass, LLC, for the use of a B-2-zoned lot at 128 Saraland Blvd S, parcel 2202032000109.000, to be used as an automotive and building glass repair and installation business, filed by Leon Stewart on behalf of Matthew Hughes

City Planner Brendan Schwandner stated this property is zoned B-2 General Business and is abutted by B-2 zoned properties on all sides. The business owner states that all on-site repair and installation services will be performed inside the existing structure, and that there will be no impacts on traffic in the surrounding area. Planning recommends approval of this application, with the condition that:

- The parking lot meets the minimum parking requirements of 1 marked space for each employee on the working shift, plus one 1 marked space for each vehicle operating from the premises.
- The business proposal is granted approval by all other appointed inspectors.

Motion was made by Dr. Wayne Lyssy, seconded by Vice Chairman David Brown to approve the Planning Approval for Solid Glass, LLC, for the use of a B-2-zoned lot at 128 Saraland Blvd S, parcel 2202032000109.000, to be used as an automotive and building glass repair and installation business, filed by Leon Stewart on behalf of Matthew Hughes. All in favor. Motion carried.

E – Recommendation to the City Council on the Petition for Annexation of 10465 Celeste Rd, parcel 1801010000002.001, approx. 24.8 acres, to be zoned R-1, filed by William L. Hoven & Dixie D. Hoven

City Planner Brendan Schwandner described the current use as single family residential, in an R-1 low density single family residential district. Mr. Schwandner stated no issues found following planning/engineering/public works/public safety reviews and a notarized hold harmless form has been submitted. Planning gives a favorable recommendation to City Council.

Motion was made by Dr. Wayne Lyssy, seconded by Vice Chairman David Brown for a favorable recommendation to the City Council on the Petition for Annexation of 10465 Celeste Rd, parcel 1801010000002.001, approx. 24.8 acres, to be zoned R-1, filed by William L. Hoven & Dixie D. Hoven. All in favor. Motion carried,

F – Recommendation to the City Council on the Petition for Annexation of parcel 1307350000006.015, located on Fillingim Road, approx. 10.3 acres, to be zoned R-1, filed by Coy B. Jones & Kimberly R. Jones

City Planner Brendan Schwandner described the current use as single family residential, in an R-1 low density single family residential district. Mr. Schwandner stated no issues found following planning/engineering/public works/public safety reviews and a notarized hold harmless form has been submitted. Planning gives a favorable recommendation to City Council.

Motion was made by Dr. Wayne Lyssy, seconded by Vice Chairman David Brown for a favorable recommendation to the City Council on the Petition for Annexation of parcel 1307350000006.015, located on Fillingim Road, approx. 10.3 acres, to be zoned R-1, filed by Coy B. Jones & Kimberly R. Jones. All in favor. Motion carried.

G - Discussion & Request for Extension on the Zoning Amendments concerning The Cottages at Saraland development, located south of Industrial Pkwy, filed by Elcan & Associates, Inc.

City Attorney Andy Rutens described the purpose of this discussion as having 2 separate parts.

Mr. Rutens stated he recommended an approval for an extension for 12 months from the date of the approval by City Council for the rezoning contained in Ordinance 1191, 1199, 1200, 1207, 1208, 1209, and 1210.


The motion was made by Dr. Wayne Lyssy, seconded by David Brown to recommended an approval for an extension for 12 months from the date of the approval by City Council for the rezoning contained in Ordinance 1191, 1199, 1200, 1207, 1208, 1209, and 1210 for the Cottages at Saraland development located south of Industrial Pkwy, filed by Elcan & Associates, Inc. All in favor. Motion carried.

In regard to the second part, Mr. Rutens stated he recommended to postpone the consideration of a motion requiring the owners to file the subdivision application for Cottages at Saraland subdivision and Spartan Land building subdivision with the probate court within 45 days passage of the motion at the next Planning Commission meeting on March 12, 2024.

Motion was made by Dr. Wayne Lyssy, seconded by David Brown to recommended to postpone the consideration of a motion requiring the owners to file the subdivision application for Cottages at Saraland subdivision and Spartan Land building subdivision with the probate court within 45 days passage of the motion at the next Planning Commission meeting on March 12, 2024. All in favor. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:33 p.m.

ACCEPTED AND APPROVED:



Wayne Lyssy





