

The Saraland Planning Commission convened in regular session on February 12, 2019, at the Saraland City Court Room. The meeting was called to order at 6:00 p.m. by Chairman Barry Andrews.

Roll call was as follows:

Present:	Wayne Biggs Ronnie Outlaw Barry Andrews Scooter Thronson Austin Sealey Veronica Hudson
Absent:	Chairman Johnny Holley Vice-Chairman Robert Lutz Secretary Coy Butts

Others present: D. Logan Anderson, City Planner; Melissa Hunter, City Attorney

Minutes of the January 8, 2019 meeting were approved by signing.

Motion was made by Wayne Biggs, seconded by Barry Andrews, to approve the February 12, 2019, Planning Commission agenda. Motion carried.

Barry Andrews called for conflicts of interest of any agenda item for members of the Planning Commission. No other conflicts were brought forth.

PRELIMINARY/FINAL PLAT REVIEW OF ADDITION TO LAKESHIRE SUBDIVISION, 10994 CELESTE ROAD, FILED BY AUSTIN ENGINEERING COMPANY, INC.

Staff's recommendation, along with its conditions, was provided to the applicant prior to the meeting. D. Logan Anderson, City Planner, gave a favorable recommendation to approve the plat. The proper notices were sent advertising the public hearing, and Barry Andrews opened the floor for public hearing. Mr. Millard Austin of Austin Engineering Company, Inc. was present to speak and was agreeable to staff's recommendation. Mr. William Ferguson of 3486 J C Maples Road was present to inquire about the subdivision. His concern was whether he would be able to access Celeste Road from his property through the subdivision. He was instructed to speak with the surveyor, Mr. Millard Austin, after the hearing. The public hearing was closed.

Motion was made by Scooter Thronson, seconded by Wayne Biggs, to approve the Preliminary/Final plat of Addition to Lakeshire Subdivision, 10994 Celeste Road, filed by Austin Engineering Company, Inc., subject to the following conditions:

- 1) Revision of the plat to correctly identify the proposed lots as "Lots" and not "Parcels";
- 2) Revision of the plat to identify the Alabama Power right-of-way to the north of the proposed lot labeled "Parcel A";
- 3) Retention of at least a 30' minimum building setback line along all front property lines where each lot is at least 80'-wide;
- 4) Retention of at least the minimum 10' side and 30' rear yard setbacks on each lot;
- 5) Retention of the lot sizes in square feet and acres on the Final Plat, or provision of a table providing the same information;
- 6) Placement of a note on the Final Plat stating no structures shall be constructed in any easement;
- 7) Revision of the preliminary plat to state "Final Plat";
- 8) Provision of an acceptable perk test report from Mobile County Health Department to the Saraland Building Department prior to the installation of any individual septic system;
- 9) Placement of a note on the Final Plat stating that compliance with Article 18 of the Saraland Land Use and Development Ordinance regarding drainage and storm sewers, erosion and sedimentation control, and storm water detention is required prior to any land disturbing activity, where applicable in the Planning Jurisdiction;
- 10) Provision of at least one (1) copy of the recorded plat to the Saraland Building Department prior to any requests for land-disturbing or construction permits; and,
- 11) Compliance with all other applicable Codes and Ordinances.

The motion carried.

RECOMMENDATION TO CITY COUNCIL: REQUEST TO REZONE 527 SARALAND BLVD S. FROM R-2, R-3 AND B-2, TO R-4 (PARCEL NUMBERS: R022202033000057, R022202044002008.00, AND R022202044002007.00); FILED BY DRS INVESTMENTS, LLC AND MATTHEW O'QUINN.

D. Logan Anderson, City Planner, stated that recent subdivision of the site makes classification of the land necessary, but recommended approval for rezoning to R-3, Limited Multi-Family Residential District, instead of R-4, High Density Single and Multi-Family Residential District, to mitigate concerns the neighborhood may have about increased traffic due to the potential for the construction of high density apartments at this location. The applicant was not present to address this concern; therefore, staff recommended postponing the recommendation to City Council for rezoning to the March 12, 2019 meeting of the Planning Commission to further discuss the request with the applicant. Wayne Biggs inquired about any codes or ordinances that could limit access to and from the site if apartments were built. Austin Sealy, Fire Code Official, stated that a provision

of the International Fire Code may limit access to the site, but it would depend on the amount of dwellings proposed.

Motion was made by Veronica Hudson, seconded by Wayne Biggs, to postpone the Recommendation to City Council regarding the Request to Rezone 527 Saraland Blvd. S. from R-2, R-3 and B-2, to R-4 (Parcel Numbers: R02220203300057., R022202044002008.00, and R022202044002007.00), filed by DRS Investments, LLC and Matthew O'Quinn, until the March 12, 2019 meeting of the Planning Commission.

The motion carried.

SITE PLAN FOR 65 SHELL ST., LOCATION OF THE NEW MUGSHOTS GRILL & BAR; FILED BY COLONY CONSTRUCTION.

Prior to the meeting, the site plan was reviewed by the following: D. Logan Anderson, City Planner; Austin Sealey, Fire Code Official; Kirby Latham, consultant engineer with Neel-Shaffer; and, McCrory & Williams, Inc. for water and sewer. Staff's recommendation, along with its conditions, was provided to the applicant prior to the meeting. The applicant was present and was agreeable to staff's recommendation. D. Logan Anderson then gave a favorable recommendation to approve the site plan.

Motion was made by Wayne Biggs, seconded by Ronnie Outlaw, to approve the Site Plan for 65 Shell St., location of the new Mugshots Grill & Bar, filed by Colony Construction, subject to the following conditions:

- 1) Revision of the site plan to illustrate a 24'-wide access drive along the south property line for adequate two-way traffic circulation;**
- 2) Revision of the site plan to illustrate a landscape island where more than 12 parking stalls are provided, in compliance with Article 19-11 of the Saraland Land Use and Development Ordinance (see parking stalls toward the North property line);**
- 3) Provision of a signed letter, sealed by a licensed Engineer in the State of Alabama, regarding the drainage report of the subject site, in compliance with Engineering comments;**
- 4) Provision of a performance bond to the Saraland Building Department for the potential risk of drainage/siltation damage outside the boundaries of the proposed project, prior to the approval of any site disturbance permits;**
- 5) Provision of a photometric plan depicting compliance with Article 10-1 of the Saraland Land Use and Development Ordinance, prior to the approval of any Final Certificate of Occupancy;**
- 6) Placement of a note on the site plan stating any changes to the site plan or tree and landscaping plan may require approval by the Saraland Planning Commission;**

- 7) Completion of the subdivision process of Saraland Crossings Subdivision, Resubdivision of Lot 1B, to include the provision of at least one (1) copy of the recorded plat to the Saraland Building Department, prior to the approval of any site disturbance or construction permits; and,
- 8) Full compliance with all other applicable Codes and Ordinances.

The motion carried.

SITE PLAN FOR 2955 TOWNSHIP BLVD., LOCATION OF LA MAISON OF SARALAND, AMENDED SITE PLAN TO CONSTRUCT ADDITIONAL OFF-STREET PARKING; FILED BY LA MAISON OF SARALAND, LLC.

Prior to the meeting, the site plan was reviewed by the following: D. Logan Anderson, City Planner; Austin Sealey, Fire Code Official; Kirby Latham, consultant engineer with Neel-Shaffer; and, McCrory & Williams, Inc. for water and sewer. Staff's recommendation, along with its conditions, was provided to the applicant prior to the meeting. Ms. Jackie Kauffman was present to represent the applicant, and D. Logan Anderson asked her if La Maison of Saraland, LLC was willing to comply with the landscaping requirements of the Saraland Land Use and Development Ordinance by providing a landscape island for every twelve parking stalls of the proposed off-street parking. This was in addition to the recommendation and conditions provided to the applicant prior to the meeting. Ms. Kauffman was in agreement. D. Logan Anderson then gave a favorable recommendation to approve the site plan.

Motion was made by Scooter Thronson, seconded by Veronica Hudson, to approve the Site Plan for 2955 Township Blvd., Location of La Maison of Saraland, amended site plan to construct additional off-street parking, filed by La Maison of Saraland, LLC, subject to the following conditions:

- 1) Revision of the site plan to illustrate a landscape island where more than 12 parking stalls are provided, in compliance with Article 19-11 of the Saraland Land Use and Development Ordinance;
- 2) Provision of an erosion control plan to the Saraland Building Department, in compliance with Engineering comments, prior to the issuance of any site disturbance or construction permit(s);
- 3) Provision of assurances to the Saraland Building Department that the existing storm water detention pond shall not be impacted by the proposed site grading for the proposed parking, in compliance with Engineering comments, prior to the issuance of any site disturbance or construction permit(s);
- 4) Compliance with additional Engineering comments, if applicable;
- 5) Any future changes to the site shall require approval by the Saraland Planning Commission of a revised master plan of the site; and,
- 6) Full compliance with all other applicable Codes and Ordinances.

The motion carried.

SITE PLAN FOR 310 INDUSTRIAL PKWY., LOCATION OF AZTECA'S RESTAURANT, AMENDED SITE PLAN TO ILLUSTRATE AS-BUILT SITE IMPROVEMENTS; FILED BY DON WILLIAMS OF PSE DESIGN CONSULTING ENGINEERS.

Prior to the meeting, the site plan was reviewed by the following: D. Logan Anderson, City Planner; Austin Sealey, Fire Code Official; Kirby Latham, consultant engineer with Neel-Shaffer; and, McCrory & Williams, Inc. for water and sewer. Staff's recommendation, along with its conditions, was provided to the applicant prior to the meeting. The applicant was present and was agreeable to staff's recommendation. D. Logan Anderson then gave a favorable recommendation to approve the site plan.

Motion was made by Wayne Biggs, seconded by Ronnie Outlaw, to approve the Site Plan for 310 Industrial Pkwy., location of Azteca's Restaurant, amended site plan to illustrate as-built site improvements, filed by Don Williams of PSE Design Consulting Engineers, subject to the following conditions:

- 1) Provision of as-built engineering plans to the Saraland Building Department, to include grading and drainage plans and calculations, erosion control plans, etc., prior to the approval of a Final Certificate of Occupancy;**
- 2) Provision of an as-built utility plan to the Saraland Building Department prior to the approval of a Final Certificate of Occupancy;**
- 3) Provision of an as-built photometric plan to the Saraland Building Department illustrating compliance with Article 10-1 of the Saraland Land Use and Development Ordinance, prior to the approval of a Final Certificate of Occupancy;**
- 4) Provision of an as-built landscaping and irrigation plan to the Saraland Building Department prior to the approval of a Final Certificate of Occupancy;**
- 5) Provision of any additional, necessary as-built plans to the Saraland Building Department prior to the approval of a Final Certificate of Occupancy;**
- 6) Compliance with Engineering comments, if applicable;**
- 7) Any future changes to the site shall require an amended site plan to be approved by the Saraland Planning Commission; and,**
- 8) Full compliance with all applicable Codes and Ordinances.**

The motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:24 p.m.

ACCEPTED AND APPROVED:

Steve Kelley
Pat St
Stevens

Leslie Bush
Barry Caylor

RKD