

The Saraland Planning Commission convened in regular session on October 8, 2019, at the Saraland City Court Room. The meeting was called to order at 6:00 p.m. by Secretary Coy Butts.

Roll call was as follows:

Present: Secretary Coy Butts
Wayne Biggs
Veronica Hudson
Barry Andrews
Ronnie Outlaw
Scooter Thronson
Julie McGuire

Absent: Vice-Chairman Robert Lutz
Austin Sealey

Others present: D. Logan Anderson, City Planner; Mike Black, Chief Building Inspector; Brooke Miller, Building Department Office Assistant; Andy Rutens, City Attorney

Minutes of the August 13, 2019 meeting were approved by signing.

Motion was made by Scooter Thronson, seconded by Ronnie Outlaw, to approve the October 8, 2019 Planning Commission agenda. Motion carried.

Secretary Coy Butts called for conflicts of interest of any agenda item for members of the Planning Commission. No conflicts were brought forth.

PUBLIC HEARING: PRELIMINARY/FINAL PLAT REVIEW OF PARKWAY INDUSTRIAL PARK SUBDIVISION, PARCEL NUMBER R022202094000086.001., FILED BY LL&T PROPERTIES, LTD.

The proper notices were sent advertising the public hearing and Secretary Coy Butts opened the floor for public hearing. The public hearing was closed. Secretary Butts asked for comments on the plat from the Planning Commission.

Motion was made by Scooter Thronson, seconded by Barry Andrews, to approve the Preliminary/Final Plat of Parkway Industrial Park Subdivision, Parcel Number R022202094000086.001., filed by LL&T Properties, Ltd. Motion carried.

Andy Rutens, City Attorney, raised a point of order to call upon D. Logan Anderson, City Planner, to enumerate conditions of approval Staff recommended regarding the Preliminary/Final Plat of Parkway Industrial Park Subdivision. Secretary Coy Butts then called upon Mr. Anderson, who stated the plat was recommended for approval by Staff subject to the provision of one (1) copy of the recorded plat to the Saraland Building Department prior to any requests for construction permits.

Motion was amended by Scooter Thronson, seconded by Barry Andrews, to approve the Preliminary/Final Plat of Parkway Industrial Park Subdivision, Parcel Number R022202094000086.001., filed by LL&T Properties, Ltd., subject to staff's recommendation. Motion carried.

SITE PLAN: DESHAZO CRANE, PARCEL NUMBER R022202094000086.001., FILED BY LL&T PROPERTIES, LTD.

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. Mr. Anderson gave a brief review of the proposed development and stated that Staff recommends approval of the site plan subject to: revision of the construction plans to illustrate compliance with Article 15-2(d) regarding the design requirements of the facades for commercial buildings; revision of the site plan to correct the minimum front setback line to 50'; revision of the site plan to illustrate the adequate amount of off-street parking spaces for the proposed industrial use (1 space per employee) as well as for the proposed office space (4 spaces for the first 400 square feet, plus 1 space per 400 square feet thereafter); revision of the landscape plan to illustrate compliance with Article 19-11(c) regarding the provision of a landscape island if there are to be 12 or more off-street parking spaces as a result of compliance with the above condition (Condition #3); revision of the plan to illustrate a dumpster pad with a note stating it shall comply with enclosure and sanitary sewer connection requirements, or provision of a note on the plan stating curbside waste services will be utilized; provision of two (2) copies of the revised site plan to the Saraland Building Department; compliance with Engineering comments (provided to applicant); full compliance with ALDOT, ADEM and the U.S. Corps of Engineers shall be required regarding access management and development of the site, and proof of compliance shall be submitted to the City at the time of permitting, to include copies of any required engineering certificates; full compliance with all other applicable Codes and Ordinances; and, completion of the 1-Lot subdivision prior to any requests for permits. The applicant was present and was agreeable to staff's recommendations.

Secretary Coy Butts asked if the proposed development was for repairing cranes, which Mr. Anderson confirmed. Secretary Butts then inquired about an abutting road, Knapp Lane, to which Mr. Anderson clarified that such road was a private easement to which the proposed development would not have access. Wayne Biggs inquired about the proposed aggregate surfacing to the rear of the proposed development and its relationship to the site being adjacent to wetlands. Mr. Anderson responded that such surfacing may facilitate drainage, but an engineer would need to confirm that information. Secretary Butts then inquired whether the aggregate surfacing would support cranes, to which the applicant responded that no cranes would be driven or located on the property to require such support, and that the site will be used to repair overhead cranes.

Motion was made by Wayne Biggs, seconded by Barry Andrews, to approve the site plan for the proposed DeShazo Crane, Parcel Number R022202094000086.001., filed by LL&T Properties, Ltd., subject to staff's recommendations. Motion carried.

RECOMMENDATION TO CITY COUNCIL: PETITION FOR ANNEXATION OF 10888 ARMY ROAD, CHUNCHULA, AL 36521, PARCEL NUMBER R021307360000013.006., FILED BY PROPERTY OWNER FRED E. MCALL, JR.

D. Logan Anderson, City Planner, gave a brief description of the request and stated that the site, if annexed, would be conforming since it is developed in compliance with the Land Use and Development Ordinance. Mr. Anderson also stated that the site meets the requirements for emergency access by the Fire Department, per a letter provided by Captain Austin Sealey. Staff then recommended the Planning Commission provide a favorable recommendation to City Council to approve the Petition for Annexation of 10888 Army Road, Chunchula, AL 36521, Parcel Number R021307360000013.006., with the requested zoning of R-1, Low Density Residential District.

Motion was made by Barry Andrews, seconded by Wayne Biggs, to provide a favorable recommendation to City Council to approve the Petition for Annexation of 10888 Army Road, Chunchula, AL 36521, Parcel Number R021307360000013.006., filed by property owner Fred E. McAll, Jr. Motion carried.

NEW BUSINESS

Andy Rutens, City Attorney, requested the Planning Commission provide its opinion on whether or not to favorably recommend to City Council the future annexation of properties that are nonconforming. Wayne Biggs stated his preference not to provide favorable recommendations for annexing nonconforming properties. The Planning Commission agreed their preference was similar to Mr. Biggs', to which Mr. Rutens responded he will work towards drafting an amendment to the applicable Ordinance to address requests for annexations of nonconforming properties that facilitates the will of the Commission.

Mr. Rutens also discussed the subdivision of property with private roads and private ingress/egress easements, and that the Ordinance does not adequately address the issues of allowing such subdivisions, particularly with respect to access to public roadways. Mr. Rutens then discussed amending the Ordinance to address such issues. Scooter Thronson, as a member of the Saraland Water Board, discussed the public water and sanitary sewer systems in a private subdivision and his concerns over maintaining such systems should workers not be permitted to access them. Mr. Rutens replied that there are legal mechanisms to ensure access for proper maintenance of the public water and sanitary sewer systems in private subdivisions. Mr. Thronson then suggested Mr. Rutens discuss any additional issues the Water Board may have with the Board's attorney. Veronica Hudson inquired if new regulations for private subdivisions would be retroactive, to which Mr. Rutens replied that previously approved private subdivisions would not be subject to any new regulations regarding such subdivisions. Ronnie Outlaw inquired if provisions could be made to address the issues of a private subdivision wanting to relinquish maintenance of their infrastructure to the City in the future. Mr. Rutens responded that

provisions can be made.

Secretary Coy Butts revisited the issue of annexing nonconforming properties and mentioned that such issues included private roads that were not constructed to city standards.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:25 p.m.

ACCEPTED AND APPROVED:

<u>Julie McNamee</u>	<u>RK Dallas</u>
<u>James Sherry</u>	
<u>Thomas Hulse</u>	
<u>Wayne & Bezzie</u>	
<u>Austin Sealey</u>	