

The Saraland Planning Commission convened in regular session on November 12, 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
 Ronnie Outlaw
 Scooter Thronson
 Julie McGuire
 Austin Sealey

Absent: Barry Andrews

Others present: D. Logan Anderson, City Planner; Mike Black, Chief Building Inspector; Laura Tarver, Permit Technician; Andy Rutens, City Attorney

Mr. Wayne Biggs opened the meeting with a prayer.

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

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

RECOMMENDATION TO CITY COUNCIL: PETITION FOR ANNEXATION OF PARCEL NUMBER R021307260000001.025., FILED BY PROPERTY OWNERS PAULA M. LONG AND SAMANTHA REINHART.

Secretary Coy Butts asked for comments concerning the request. D. Logan Anderson, City Planner, gave a brief description and stated that, while it appears there's a communications tower on the site, which would be nonconforming, it was in fact on a separate parcel and not part of the request. Mr. Anderson then asked one of the applicants in attendance, Paula M. Long, if she had any questions or concerns regarding her request. Ms. Long asked for clarification of land use restrictions if the annexation were approved, to which Mr. Anderson informed her that the property would be zoned R-1 if the annexation was approved, which would limit development of the site to single-family dwellings. Ms. Long stated that was not an issue on the subject property, but would perhaps be an issue on the adjacent property requesting annexation since an inactive oil well on that property may again be used by the Hill Corporation. Andy Rutens, City Attorney, interjected and discussed drilling rights in the State of Alabama. Mr. Rutens followed-up by suggesting the applicants postpone their requests for annexation until such time they can determine future use of the property and how annexation would impact those plans. The applicant agreed.

Motion was made by Wayne Biggs, seconded by Scooter Thronson, to postpone the Petition for Annexation of Parcel Number R021307260000001.025., filed by property

owners Paula M. Long and Samantha Reinhart, until the December 10th meeting. Motion carried.

RECOMMENDATION TO CITY COUNCIL: PETITION FOR ANNEXATION OF PARCEL NUMBER R021307260000001.027., FILED BY PROPERTY OWNER PAULA M. LONG.

Motion was made by Wayne Biggs, seconded by Scooter Thronson, to postpone the Petition for Annexation of Parcel Number R021307260000001.027., filed by property owner Paula M. Long, until the December 10th meeting. Motion carried.

OLD BUSINESS

Andy Rutens, City Attorney, discussed his progress concerning amending the Land Use and Development Ordinance to incorporate provisions for private subdivisions. Mr. Rutens asked the Planning Commission for their opinions regarding certain exceptions, such as the standards for road construction, drainage requirements, etc., suggesting the proposed Ordinance amendment not deviate too much from the existing minimum standards.

Scooter Thronson requested language be included in the Ordinance that ensures proper water and utility connections be made to meet the standard of the public water suppliers.

Wayne Biggs asked to include an enumerated list of exceptions, to which Mr. Rutens responded that the draft does not deviate from the existing Ordinance standards and that enumeration may not be necessary.

Veronica Hudson asked if there were existing private subdivisions and if there would be a maximum number of private subdivisions permitted. Mr. Rutens responded that limiting the amount of private subdivisions may not be possible, but also not necessary since the Ordinance would ensure the minimum standards for private subdivisions are more than adequate should the City assume maintenance of any improvements in a subdivision in the future.

Ronnie Outlaw asked if it would just be easier to continue requiring the minimum standards, which Mr. Rutens affirmed, but discussed how trying to meet the standards is currently prohibitive for some builders; thus he was trying to accommodate a growing request for private subdivisions. Mr. Outlaw asked what makes a developer want to build a private subdivision, to which Mr. Rutens responded that cost is one example.

Julie McGuire asked if there were proposed subdivisions that were currently requesting to develop as private subdivisions. Mr. Rutens referenced Celeste Springs and an additional development its developers were proposing. D. Logan Anderson, City Planner, interjected saying Celeste Springs was an example of a subdivision inspiring the inquiry into private subdivision regulations. Mr. Rutens stated that the Ordinance needed to be revised to avoid difficult scenarios of subdivisions not wanting to meet the existing standards. Ms. McGuire asked if the Ordinance would be retroactive, to which Mr. Rutens responded that it would not be.

Mr. Biggs stated he would prefer private subdivisions meet the minimum standards.

City Councilmember Newton Cromer was present and spoke about his views on growth and expressed his appreciation for the work of the Planning Commission.

NEW BUSINESS

Motion was made by Wayne Biggs, seconded by Scooter Thronson, to elect Julie McGuire as Secretary of the Planning Commission. Motion carried.

Motion was made by Coy Butts, seconded by Wayne Biggs, to elect Ronnie Outlaw as Vice-Chairman of the Planning Commission. Motion carried.

Motion was made by Wayne Biggs, seconded by Ronnie Outlaw, to elect Scooter Thronson as Chairman of the Planning Commission. Motion carried.

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

ACCEPTED AND APPROVED:

Scooter Thronson

RK Outlaw

Julie McGuire

Berry Cawhes

Austin Sealey

Coy Butts

Wayne E. Biggs

