

The Saraland Planning Commission convened in regular session on May 12, 2020 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
Vice-Chairman Ronnie Outlaw
Coy Butts
Wayne Biggs
Austin Sealey
Barry Andrews
David Brown

Absent: Veronica Hudson
Secretary Julie McGuire

Others present: D. Logan Anderson, City Planner; Laura Tarver, Permit Technician; Jennifer Jemison, Zoning Technician; Andy Rutens, City Attorney; Mike Black, Director of Inspection Services

Invocation by Wayne Biggs

Motion was made by Wayne Biggs to approve the minutes of the March 10, 2020 meeting, seconded by seconded by Vice-Chairman Ronnie Outlaw. Motion carried.

Minutes of the March 10, 2020 meeting were approved by signing.

Motion was made by Barry Andrews to approve the agenda for the May 12, 2020 meeting, with the revision that Old Business from the canceled April 14, 2020 meeting be considered prior to all New Business of the May 12, 2020 meeting. The motion was seconded by Vice-Chairman Ronnie Outlaw. 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.

PRELIMINARY/FINAL PLAT – CELESTE SPRINGS SUBDIVISION, PHASE SIX

(NORTH SIDE OF CELESTE SPRINGS DRIVE, A PRIVATE ROAD, 2,260'± EAST OF CELESTE ROAD)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR REVIEW OF A PRELIMINARY/FINAL PLAT PROPOSING TWO (2) LOTS ON 10.6± ACRES, FILED BY PROPERTY OWNER CELESTE SPRINGS, LLC.

The proper notices were sent advertising the public hearing, and Chairman Scooter Thronson opened the floor for public hearing. The public hearing was closed.

Motion was made by Wayne Biggs, seconded by Vice-Chairman Ronnie Outlaw, to approve the Preliminary/Final Plat of Celeste Springs Subdivision, Phase Six, filed by property owner Celeste Springs, LLC. Motion carried.

PRELIMINARY/FINAL PLAT – REHM ESTATES SUBDIVISION

505 CELESTE ROAD

(SOUTHEAST CORNER OF CELESTE ROAD AND GRAHAM STREET)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR REVIEW OF A PRELIMINARY/FINAL PLAT PROPOSING ONE (1) LOT ON 0.96± ACRES, FILED BY PROPERTY OWNER REHM PROPERTY INVESTMENTS, LLC.

The proper notices were sent advertising the public hearing, and Chairman Scooter Thronson opened the floor for public hearing. The public hearing was closed.

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson stated the request is to create one (1) legal lot from two (2) metes-and-bounds parcels, which is a requirement to build. He then stated that the request facilitates review of the Site Plan of the proposed Rehm Animal Clinic, and that staff recommends approving the plat.

Motion was made by Wayne Biggs, seconded by David Brown, to approve the Preliminary/Final Plat of Rehm Estates Subdivision, filed by property owner Rehm Property Investments, LLC. Motion carried.

SITE PLAN – REHM ANIMAL CLINIC

505 CELESTE ROAD

(SOUTHEAST CORNER OF CELESTE ROAD AND GRAHAM STREET)

SITE PLAN REVIEW OF THE REHM ANIMAL CLINIC, FILED BY PROPERTY OWNER REHM PROPERTY INVESTMENTS, LLC.

Prior to the meeting, the site plan was reviewed by the following: D. Logan Anderson, City Planner; Mike Black, Chief Building Inspector; Austin Sealey, Fire Code Official; Kirby Latham, consultant engineer with Neel-Schaffer; and McCrory & Williams, Inc. for water and sewer. All the requirements were met, and D. Logan Anderson gave a favorable recommendation to approve the site plan, subject to: Provision of two (2) copies of the revised site plan to the Saraland Building Department prior to the approval of any building permits or construction activity; and, compliance with all other applicable Codes and Ordinances.

Motion was made by Wayne Biggs, seconded by Vice-Chairman Ronnie Outlaw, to approve the Site Plan of the Rehm Animal Clinic, subject to staff recommendations, filed by property owner Rehm Property Investments, LLC. Motion carried.

PRELIMINARY/FINAL PLAT – K & M ESTATES SUBDIVISION

8028 RIDGE ROAD

(NORTHEAST CORNER OF RIDGE ROAD AND KALI-OKA SPRINGS DRIVE)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR REVIEW OF A PRELIMINARY/FINAL PLAT PROPOSING THREE (3) LOTS ON 1.27± ACRES, FILED BY PROPERTY OWNERS WESLEY AND DEBRA HUGHES.

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson stated that the request is to create three (3) legal lots from one (1) meets-and-bounds parcel, but that two (2) of the lots as depicted do not meet the minimum size requirements for lots served by public water and septic systems in an R-1 zoning district. He then stated that the issue has been discussed with the applicant and surveyor, and that they have the option to file a Planned Unit Development (PUD) application to allow the reduced lot sizes. The applicant was agreeable to deferring the Preliminary/Final Plat application, per Mr. Anderson, to allow them time to file the PUD application. Mr. Anderson then recommended the application be deferred until the June 9th meeting to allow the applicant time to do so.

The proper notices were sent advertising the public hearing, and Chairman Scooter Thronson opened the floor for public hearing. The public hearing was closed.

Motion was made by Wayne Biggs, seconded by Barry Andrews, to defer review of the Preliminary/Final Plat of K&M Estates Subdivision, filed by property owners Wesley and Debra Hughes, until the June 9th meeting. Motion carried.

PLANNING APPROVAL – THE SEASONS APARTMENTS

921 SHELTON BEACH ROAD

(EAST SIDE OF SHELTON BEACH ROAD AT THE EAST TERMINUS OF WEST LADNER DRIVE)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR PLANNING APPROVAL TO ALLOW A 28-UNIT APARTMENT COMPLEX IN A B-2, GENERAL BUSINESS DISTRICT, FILED BY AUTHORIZED AGENT ALA-SEASONS, LLC.

D. Logan Anderson, City Planner, explained the process for Planning Approval, and that the request at hand was to consider the use of the property as a 28-unit apartment complex. Mr. Anderson then gave a brief history of the site and a description of the request. Mr. Anderson offered the following findings of fact for approval: a) the proposal is appropriate with regard to transportation, access, water supply, waste disposal, fire and police protection, and other public facilities, due to the limited amount of dwelling units, limited access to Shelton Beach Road, favorably supportive utilities comments, compliance with public safety requirements, and compliance with waste disposal requirements; b) the proposal will not cause undue traffic congestion or create a traffic hazard because the amount of dwelling units is not expected to contribute to a large increase in traffic, and because access is limited along Shelton Beach Road; and, c) the proposal is in harmony with the orderly and appropriate development of the district in which the use is located because it would serve as a transition from explicit commercial uses to

medium- and low-density residential uses, and provide a large green space which may enhance the aesthetics of the surrounding neighborhood.

Mr. Anderson then recommended approving the request for Planning Approval subject to approval of the Site Plan.

The proper notices were sent advertising the public hearing, and Chairman Scooter Thronson opened the floor for public hearing.

Mr. Walter Bennett of 925 Shelton Beach Road spoke in opposition to the request.

Mr. Acy Wilson of 915 Shelton Beach Road spoke in opposition to the request. D. Logan Anderson, City Planner, responded to Mr. Wilson's concerns.

Ms. Ginger Shepherd of 801 Myron Avenue spoke in opposition to the request.

Mr. Wayne Biggs clarified with Mr. Anderson, City Planner, that public access to and from the property would be limited to Shelton Beach Road, and that only emergency vehicles would have access to Myron Avenue via a locked gate. Mr. Anderson confirmed Mr. Biggs' comments.

Mr. Biggs addressed the public, stating the Planning Commission is precluded by law from making any decision based on the potential impact a project may have on property values. Vice-Chairman Ronnie Outlaw also addressed the public, stating the values of property in Saraland have increased.

Mr. Lee Johnson of 706 Elizabeth Drive spoke in opposition to the request. Mr. Wayne Biggs, Andy Rutens, City Attorney, and Chairman Scooter Thronson each responded to Mr. Johnson's questions and concerns.

Mr. Jeff Mauldin of 805 Myron Avenue spoke in opposition to the request. Mr. Joe Norwood, property owner, and Mr. Tom Granger, Project Engineer, responded to Mr. Mauldin's questions and concerns.

Mr. Joe Norwood of 1415 Celeste Road, property owner, spoke in favor of the request and addressed many of the concerns discussed during the public hearing.

Mr. Kevin Morrison of 806 Myron Avenue spoke in opposition to the request. D. Logan Anderson, City Planner, and Captain Austin Sealey each responded to Mr. Morrison's questions and concerns.

Ms. Mona Bennett of 925 Shelton Beach Road inquired about a privacy fence and drainage. D. Logan Anderson, City Planner, responded to Ms. Bennett's questions.

Mr. Michael Claunch of 802 Ann Street spoke in opposition to the request. D. Logan Anderson, City Planner, responded to Mr. Claunch's questions and concerns.

The public hearing was closed.

Mr. Coy Butts asked where property owners who receive public hearing notice can send their complaints, comments and/or concerns. D. Logan Anderson, City Planner, responded by stating that public hearing notices contain staff's contact information.

Mr. David Brown made a motion to postpone review of the Planning Approval to allow the applicant time to address site lighting concerns made during the public hearing. Chairman Scooter Thronson stated that site lighting is addressed on the site plan. D. Logan Anderson, City Planner, stated that site lighting is required to be directed away from adjacent properties. Mr. Tom Granger, Project Engineer, stated site lighting is addressed on the site plan.

Motion did not carry due to lack of a second.

Vice-Chairman Ronnie Outlaw made a motion, seconded by David Brown, to approve the request for Planning Approval to allow a 28-unit apartment complex in a B-2, General Business District, filed by authorized agent ALA-Seasons, LLC, subject to approval of the site plan. Mr. Barry Andrews addressed the public. Mr. Wayne Biggs expressed his opposition to the request. Mr. Coy Butts stated there is a motion on the floor. Mr. Biggs requested a roll call vote.

The following votes were recorded:

Yes:	Scooter Thronson	No:	Coy Butts
	Ronnie Outlaw		Wayne Biggs
	Austin Sealey		Barry Andrews
	David Brown		

The motion carried.

SITE PLAN – THE SEASONS APARTMENTS

921 SHELTON BEACH ROAD

(EAST SIDE OF SHELTON BEACH ROAD AT THE EAST TERMINUS OF WEST LADNER DRIVE)

SITE PLAN REVIEW OF THE PROPOSED THE SEASONS APARTMENTS, FILED BY AUTHORIZED AGENT ALA-SEASONS, LLC.

Prior to the meeting, the site plan was reviewed by the following: D. Logan Anderson, City Planner; Mike Black, Chief Building Inspector; Austin Sealey, Fire Code Official; Kirby Latham, consultant engineer with Neel-Schaffer; and McCrory & Williams, Inc. for water and sewer. All the requirements were met, and D. Logan Anderson gave a favorable recommendation to approve the site plan, subject to: 1) Placement of a note on the site plan stating that outdoor lighting of all types shall be directed so as to reflect away from all residential dwellings and public rights-of-way, in compliance with Article 10-1(b); 2) Placement of a note on the site plan stating the site shall comply with the tree and landscape provisions of Article 19-4; 3) Provision of a compliant tree and landscaping plan at the time of permitting, signed by the property

acknowledging responsibility of the maintenance of tree plantings and landscape area, prior to the approval of any requests for construction; 4) Acquisition of tree removal permits for each of the trees proposed to be removed; 5) Placement of a note on the site plan stating the dumpsters shall be enclosed and connected to sanitary sewer in compliance with 2015 IPC standards, or placement of a note on the plan stating curbside service will be utilized, if applicable; 6) Revision of the plan to clearly depict an appropriate residential buffer where the site abuts residential property, in compliance with Article 19-10; 7) Placement of a note on the site plan stating that the maintenance of the proposed detention facility and common areas shall be the responsibility of the property owner and not the City of Saraland; 8) Approval of the Planning Approval; 9) Compliance with Utilities Comments; 10) Compliance with Engineering Comments; and, 11) Compliance with all other Codes and Ordinances.

Motion was made by Barry Andrews, seconded by David Brown, to approve the Site Plan of the proposed The Seasons Apartments, filed by authorized agent ALA-Seasons, LLC, subject to staff's recommendations.

New Business:

Vice-Chairman Ronnie Outlaw provided his resignation from the Planning Commission as a result of moving outside of city limits. Mr. Outlaw then expressed his gratitude for each of the members on the Planning Commission.

There being no further business to come before the Planning Commission, the meeting adjourned at 7:05 p.m.

ACCEPTED AND APPROVED:












