

The Saraland Planning Commission convened in regular session on June 9, 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
Secretary Julie McGuire
Coy Butts
Wayne Biggs
Austin Sealey
Barry Andrews

Absent: Veronica Hudson
David Brown

Others present: D. Logan Anderson, City Planner; Laura Tarver, Permit Technician; Jennifer Jemison, Zoning Technician; Andy Rutens, City Attorney

Invocation by Wayne Biggs

Motion was made by Coy Butts to approve the minutes of the May 12, 2020 meeting, seconded by seconded by Barry Andrews. Motion carried.

Motion was made by Barry Andrews to approve the agenda for the June 9, 2020 meeting, seconded by Austin Sealey. 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 – 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 the request was deferred from the May 12th meeting to allow the applicant time to revise the plat and to file a Planned Unit Development (PUD) application to allow reduced lot sizes for two (2) of the proposed lots. Mr. Anderson stated a PUD application was filed after the due date. Mr. Anderson recommended Denial of the plat due to the reduced lot sizes. Mr. Kevin Dickson, property owner, was present and requested the Planning Commission defer the application until the July 14th meeting to allow the request to be considered concurrently with the PUD application.

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 Barry Andrews, seconded by Coy Butts, to defer review of the Preliminary/Final Plat of K&M Estates Subdivision, filed by property owners Wesley and Debra Hughes, until the July 14th meeting. Motion carried.

PRELIMINARY/FINAL PLAT – SCARLETT OAKS SUBDIVISION, SECOND RESUBDIVISION

7863 CELESTE ROAD

(WEST SIDE OF CELESTE ROAD, 266'± NORTH OF THE INTERSECTION OF CELESTE ROAD AND WALNUT DRIVE)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR REVIEW OF A PRELIMINARY/FINAL PLAT PROPOSING THREE (3) LOTS ON 4.03± ACRES, FILED BY PROPERTY OWNER WILLIAM F. GRAHAM.

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request and recommended tentatively approving the plat, subject to the following conditions: 1) placing a note on a revised plat stating Lots A and D shall be limited to their existing driveways, and that Lot C shall be limited to one (1) driveway to Celeste Road, the construction of which shall be approved by the Saraland Building Department; 2) placing a note on the revised plat stating, "For the location of all utilities see construction plans"; 3) placing a note on the revised plat stating that any proposed detention facilities and common areas shall be the responsibility of the property owner(s) and not the responsibility of Saraland; 4) providing one (1) copy of the recorded plat to the Saraland Building Department; and, 5) complying with all other Codes and Ordinances.

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 Barry Andrews, seconded by Austin Sealey, to tentatively approve the Preliminary/Final Plat of Scarlett Oaks Subdivision, Second Resubdivision, filed by property owners Wesley and Debra Hughes, subject to staff's recommendation. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:05 p.m.

ACCEPTED AND APPROVED:

Scottie Sh

Les Brink

Bruce Cimbres

Austin Sealey

Don Phelan

Julie M. Gamm