

The Saraland Planning Commission convened in regular session on January 12, 2021 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
Mayor Howard Rubenstein
Wayne Biggs
Austin Sealey
David Brown
Wayne Lyssy
Chris Williams

Absent: Barry Andrews

Others present: Mike Black, Director Building Department, Brooke Miller, Building Department; Laura Tarver, Permit Technical, Andy Rutens, City Attorney.

Motion was made by Wayne Biggs to approve the minutes of the December 14, 2021 meeting, seconded by Wayne Lyssy. Motion carried.

Motion was made by David Brown to approve the agenda for the January 12, 2021 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.

Invocation by David Brown

NEW BUSINESS:

1. PRELIMINARY/FINAL PLAT-CREAX ROAD ESTATES SUBDIVISION, PHASE II, RESUBDIVISION OF LOT 7

(SOUTH SIDE OF FOXTRAP ROAD, A PRIVATE ROAD, 1,400' ± WEST OF THE TERMINUS OF CREAX ROAD)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR PRELIMINARY/FINAL SUBDIVISION PLAT APPROVAL OF TWO (2) LOTS ON 8.36 ± ACRES, FILED BY PROPERTY OWNERS WALTER AND BRENDA CORLEY.

Chairman Scooter Thronson asked for comments from Brooke Miller, Building Department. Ms. Miller described the request and recommended Tentative Approval of the Preliminary/Final Plat, subject to: 1.) A note on the plate states "All right-of-way and drainage easements of record are shown on this plat does not reflect other documents (i.e. utility easements, etc.) that would normally appear as an exception in a title commitment or policy." 2.) A note on the plat states "For the location of all utilities see construction plans." 3.) A note shall be placed on the revised plat stating that any proposed common areas or detention facilities shall be responsibility of the property owner(s) and not the City of Saraland. 4.) The plat shall be revised to amend the signature block City of Saraland Building Official to Saraland Planning Commission.

The proper notices were sent advertising the public hearing, and Chairman Scooter Thronson opened the floor for public hearing. There were no speakers. The public hearing was closed.

Motion was made by Wayne Biggs, seconded by David Brown, to approve the Preliminary/Final Plat of the Creax Road Estates Subdivision, Phase II, Resubdivision of Lot 7, filed by property owner Walter and Brenda Corley, subject to staff's recommendations. Motion carried.

2. **SITE PLAN-CHICKEN SALAD CHICK**

860 INDUSTRIAL PKWY, SUITE J

(NORTH SIDE OF INDUSTRIAL PKWY, 359'± WEST OF SPARTAN DRIVE)

CONSENT TO REVISE A PREVIOUSLY APPROVED SITE PLAN TO ALLOW CONSTRUCTION OF A DRIVE-THRU FOR A PROPOSED RESTAURANT, FILED BY ELEMENT 3 ENGINEERING, LLC.

Prior to the meeting, the site plan was reviewed by the following: Mike Black, Chief building Inspector, Austin Sealey, Fire Code Official; Kirby Latham, consultant engineer with Neel-Schaffer, and Volkert Engineering, Inc. for water and sewer. Chairman Scooter Thronson asked for comments from Brooke Miller, Building Department. Ms. Miller described the request and recommended to Postpone consideration so contingencies can be addressed.

- 1) Revise the site plan to illustrate a turn radius demonstrating vehicles can safely exit the central parking lot;
- 2) Placement of a note on the site plan stating that any speakers or audio transmission equipment shall be located in front of the back of the building line and must be directed in such a way and set at such volume as to minimize any audible noise from being heard in the adjacent residential neighborhood. The operator of any business utilizing the drive thru audio is responsible for complying with any and all relevant noise ordinance provisions as stated in Article III Section 19.
- 3) Compliance with Utilities comments;
- 4) Compliance with Engineering comments; and,
- 5) Provide one (1) copy of the revised site plan to the Saraland Building Department; and,
- 6) Comply with all other Codes and Ordinances.

Motion was made by Wayne Biggs, seconded by David Brown, to postpone the Site Plan approval until February 9, 2021 Planning Commission meeting to give time to address the contingencies. Motion carried.

3. SITE PLAN-HUTCHINS AUTO REPAIR

315 SARALAND BLVD N .

(WEST SIDE OF SARALAND BOULEVARD NORTH, 472' ± SOUTH OF BAYOU OAKS DRIVE S)

SITE PLAN REVIEW TO CONSTRUCT A 4,660 SQ. FT. AUTOMOBILE REPAIR SHOP ON .91± ACRES.

Prior to the meeting, the site plan was reviewed by the following: Mike Black, Chief building Inspector, Austin Sealey, Fire Code Official; Kirby Latham, consultant engineer with Neel-Schaffer, and Volkert Engineering, Inc. for water and sewer. Chairman Scooter Thronson asked for comments from Brooke Miller, Building Department. Ms. Miller described the request and recommended approval with contingencies as noted.

- 1) Revision of a table on the site plan to depict a required 30' setback where the property abuts residentially zoned property;
- 2) Revision of the site plan to depict a residential buffer in compliance with Article 19-10;
- 3) Placement of a note on the site plan stating the dumpster shall be enclosed and connected to sanitary sewer in compliance with Mobile County Health Department and 2015 IPC standards;
- 4) Placement of a note on the site plan stating the site shall comply with Article 15-2(d) regarding the design standards for commercial building facades.
- 5) Revision of the site plan to depict traffic circulation that will be compatible with ingress/egress circulation onto public right-of-way.
- 6) Placement of a note on the revised site plan stating that outdoor lighting of all types shall be directed so as to reflect away from all residential property and public rights-of-way, in compliance with Article 10-1(b);
- 7) Provision of a tree, landscaping and irrigation plans at the time of permitting;
- 8) Placement of a note on the tree planting plan stating that maintenance of all landscape area and tree plantings is the responsibility of the property owner, per Article 19-15;
- 9) Provision of copies of ADEM permits approving land disturbing work, prior to obtaining any construction permits;
- 10) If applicable, provision of the 2-year performance bond covering the possibility of drainage, erosion and siltation damage, prior to obtaining any site disturbance or construction permits;
- 11) Provision of two (2) copies of the revised site plan to the Saraland Building Department;

- 12) Compliance with Utilities comments;
- 13) Compliance with Engineering comments; and,
- 14) Compliance with all other Codes and Ordinances.

Motion was made by Wayne Lyssy, seconded by Wayne Biggs, to Tentatively Approve the Site Plan of Hutchins Auto Repair, filed by agent TPS Design, Inc., subject to staff's recommendations. Motion carried.

4. PETITION FOR ANNEXATION-CURTIS GRIFFIN

(North terminus of Pine Springs Dr)

RECOMMENDATION TO CITY COUNCIL REGARDING THE PETITION TO ANNEX PARCEL NUMBER R021806230000004.000, FILED BY PROPERTY OWNER CURTIS GRIFFIN.

Chairman Scooter Thronson asked for comments from Brooke Miller, Building Department. Mrs. Miller described the request and recommended the Planning Commission provide a favorable recommendation to City Council to annex the subject property into Saraland City Limits with the zoning of R-1, Low Density Single Family Residential District.

Motion was made by Wayne Biggs, seconded by Julie McGuire, to provide a favorable recommendation to City council regarding the petition to annex Parcel Number R021806230000004.000, filed by property owner Curtis Griffin, with provisions that the applicant provide an ingress/egress easement for the adjacent property owners, due to them possibly being landlocked. Motion carried.

OTHER BUSINESS

Motion was made by Mayor Howard Rubenstein to extend the moratorium for the Discussion of proposed private subdivision rules and regulations for 60 days Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:51 p.m.

ACCEPTED AND APPROVED:
