

The Saraland Planning Commission convened in regular session on February 9, 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
	Austin Sealey
	Barry Andrews
	David Brown
	Wayne Lyssy
	Chris Williams
Absent:	Mayor Howard Rubenstein
	Wayne Biggs

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

Motion was made by Barry Andrews to approve the minutes of the January 12, 2021 meeting, seconded by Julie McGuire. Motion carried.

Motion was made by Barry Andrews to approve the agenda for the February 9, 2021 meeting, seconded by David Brown. 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 – Kenny Gates Subdivision**

(South of Kali-Oka Rd and West of Hickory Ln)

Public Hearing to consider the request for Preliminary/Final Subdivision Plat Approval of two (2) lots on 7.43± acres, filed by Austin Engineering.

Chairman Scooter Thronson asked for comments from Mike Black, Building Department. Mr. Black described the request and recommended Approval of the Preliminary/Final Plat. 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 Barry Andrews, seconded by Wayne Lyssy, to approve the Preliminary/Final Plat of the Kenny Gates Subdivision, filed by Austin Engineering. Motion carried.

## **2. Petition for Re-Zone South and East Side of Spartan Drive**

(South of Industrial Pkwy and East of Spartan Drive, 121 ± acres)

Recommendation to City Council regarding the petition to ReZone from M1, Light Industrial District to propose a multi-family development consisting of 187 “cottage” style units, filed by Elcan and Associates, Inc.

Chairman Scooter Thronson asked for comments from Mike Black, Building Department. Mr. Black described the request and recommended to postpone until March's Planning Commission meeting to gather more information.

Motion was made by Barry Andrews, seconded by David Brown to postpone the rezoning of South and East Side of Spartan Drive from M-1, Light Industrial District, to R-4, High Density Single and Multi-Family Residential District, until March's Planning Commission meeting. Motion carried.

## **3. PUD Extension Request-Celeste Rd Tract Subdivision**

(West side of Celeste Rd, 535' ± West of the terminus of Janwood Court, extending 6,640'± South to 58'± West of the terminus of Willow Walk Drive)

Request extension from 1-14-20 Planning Commission meeting due to delays in getting project financing because of Global Pandemic (COVIC-19), filed by J3 I LLC, JC III LLC, JC IV LLC, and J3V LLC.

Chairman Scooter Thronson asked for comments from Mike Black, Building Department. Mr. Black described the request and recommended the Planning Commission approve the request for a one-year extension of PUD approval. Motion was made by Wayne Lyssy, seconded by Astin Sealy to approve the extension for Celeste Rd Tract Subdivision, filed by J3 I LLC, JC III LLC, JC IV LLC, and J3V LLC. Motion carried.

## **4. Site Plan-The Realm Apartments**

(Kali-Oka Rd., 26.3± acres, Parcel No. R0222047370004001.001, Zoned R-4)

Consent for Site Plan to allow construction of a 240 Unit Apartment Complex, filed by Sawgrass Consulting, LLC.

Prior to the meeting, the site plan was reviewed by the following: Mike Black, Building Department, 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 Mike Black, Building Department. Mr. Black recommended approval contingent on compliance with the City Engineering Report and the Saraland Water and Sewer Engineering report.

Motion was made by Barry Andrews, second by Julie McGuire to approve the Site Plan application for The Realm Apartments, Parcel No. R0222047370004001.001, zoned R-4, filed by Sawgrass Consulting, LLC contingent on compliance with the City Engineering Report and the Saraland Water and Sewer Engineering Report. Motion carried.

#### **5. Site Plan-Chicken Salad Chick**

860 Industrial Pkwy, Suite J

(North side of Industrial Parkway, 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 Mike Black, Building Department. Mr. Black 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 Lyssy, seconded by Austin Sealey, to postpone the Site Plan approval until March 9, 2021 Planning Commission meeting to give time to address the contingencies. Motion carried.

#### **6. Site Plan-Quick Trip**

(Intersection of Industrial Parkway (SR 158) and Shell St.)

Consent for Site Plan to allow construction of a convenience store/gas station, filed by Gonzalez Strength and Assoc. Inc.

Prior to the meeting, the site plan was reviewed by the following: Mike Black, Building Department, 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 Mike Black, Building Department. Mike Black recommended approval contingent on compliance with the City Engineering Report (i.e. ALDOT drive access, site discharge onto ALDOT right of way, potential impacts to property to the west of this development) and the Saraland Water and Sewer Engineering report.

Motion was made by Barry Andrews, second by David Brown, to approve the Site Plan for Quick Trip, filed by Gonzalez Strength and Assoc. Inc. subject to contingencies addressed by City Engineering Report and Saraland Water and Sewer Engineering report. Motion carried.

#### **7. Petition for Annexation-6462 Highway 45**

(North of Hwy 45., Parcel No.: R021808340000010.000, 43.7± acres)

Recommendation to City Council regarding the petition to annex Parcel Number R021808340000010.000, filed by Robert Cullen Tanner.

Chairman Scooter Thronson asked for comments from Mike Black, Building Department. Mr. Black 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 Lyssy, seconded by Austin Sealey, to provide a favorable recommendation to City Council regarding the petition to annex Parcel Number R021808340000010.000, filed by Robert Cullen Tanner. Motion Carried.

#### **8. Petition for Annexation-Highway 45**

(North of Hwy 45., Parcel No.: R02180834000010.002, 1± acres)

Recommendation to City Council regarding the petition to annex Parcel Number R02180834000010.002, filed by Elise Tanner.

Chairman Scooter Thronson asked for comments from Mike Black, Building Department. Mr. Black 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 Barry Andrews, seconded by Wayne Lyssy, to provide a favorable recommendation to City Council regarding the petition to annex Parcel Number R02180834000010.002 filed by Elise Tanner. Motion Carried.

#### **9. Petition for Annexation-6490 Highway 45**

(North of Hwy 45., Parcel No.: R0218340000014.01, 1.8± acres)

Recommendation to City Council regarding the petition to annex Parcel Number R0218340000014.001, filed by Elise Tanner.

Chairman Scooter Thronson asked for comments from Mike Black, Building Department. Mr. Black 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 Barry Andrews, seconded by Julie McGuire, to provide a favorable recommendation to City Council regarding the petition to annex Parcel Number. R0218340000014.01 filed by Elise Tanner. Motion Carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:19 p.m.

**ACCEPTED AND APPROVED:**

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