

The Saraland Planning Commission convened in regular session on June 8, 2021 at the Saraland City Court Room. The meeting was called to order at 6:00 p.m. by Secretary Julie McGuire.

Roll call was as follows:

Present: Secretary Julie McGuire
Wayne Biggs
Austin Sealy
David Brown
Wayne Lyssy
Chris Williams

Absent: Chairman Scooter Thronson
Mayor Howard Rubenstein
Barry Andrews

Others present: Mike Black, Director Building Department, Laura Tarver, Permit Technician; Jennifer Jemison, Zoning Technician; Melissa Hunter, City Attorney.

Motion was made by Wayne Lyssy to approve the minutes of the May 11, 2021 meeting, seconded by David Brown. Motion carried.

Motion was made by Wayne Lyssy to approve the agenda for the June 8, 2021 meeting, seconded by David Brown. Motion carried.

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

Invocation by David Brown

OLD BUSINESS:

NEW BUSINESS:

1. Preliminary/Final Plat-Re-Sub of Lot 3D of the Re-Subdivision of Lot A, Saraland Crossings Subdivision

(Property located South of Shell Rd and North of Industrial Pkwy., Parcel # R022203071000001.018)

Public Hearing to consider the request for Preliminary/Final Subdivision Plat Approval of two (2) lot subdivide, currently Zoned B-2, filed by property owners Propst Development)

Secretary Julie McGuire stated the purpose of this application is to create two (2) legal lots of record for a potential Jiffy Lube to be developed on Lot 3F (65 Shell St.). This property is zoned B-2 and is serviced by Saraland Water and Sewer. Lot 3E is 1.83 acres± and Lot 3F is .77 acres ±.

Mike Black, Director Building Department, gave a favorable recommendation. Chairman Julie McGuire opened the floor for the public hearing. No speakers.

Motion was made by Wayne Lyssy, seconded by David Brown to approve the Preliminary/Final Plat for the re-sub of Lot 3D of the re-subdivision of Lot A, Saraland Crossings Subdivision, filed by property owners Propst Development. Motion carried.

2. Site Plan-65 Shell St. (Jiffy Lube)

(Lot 3F of the 2 lot subdivide of Lot 3D, Saraland Crossings Subdivision, Zoned B-2) Consent for the Site Review to allow construction of a Jiffy Lube, filed by property owners Propst Development)

Secretary Julie McGuire asked for comments from Mike Black, Director Building Department. Mr. Black described the request and recommended the Planning Commission approve the request for the Site Plan for 65 Shell St. (Jiffy Lube).

Mr. Black read multiple comments from our Kirby, our City Engineer, with Neel-Schaffer.

- The Paving Plan (Sheet CS102) shows a "Light Duty Asphalt Pavement" for improvements within Shell Road and Stanley Way and references the Geotechnical Report for proposed pavement sections. Our office was not provided a copy of the geotechnical report at the time of our review to be able to comment on this item.
- The proposed grading plan shows the stormwater discharge from the proposed dry detention pond B onto adjacent property to the west. The grading plan notes a "Grading and Drainage Easement Being Negotiated With Land Owner" We recommend the City obtain a copy of the proposed easement/agreement prior to approving this site plan to allow the City to see how the stormwater discharge from this proposed development affects adjacent properties and potentially City right of way.

Nowhere on the construction plans or within the calculation package could we find calculations showing the proposed dry detention ponds provided a storage volume equal to or greater than the detained stormwater volumes shown in the calculation package.

The drainage report includes site evaluations and calculations based on the SCS methodology. The SCS methodology is preferably used on larger watersheds. When used on smaller watersheds, such as this site of 0.8 acres, the methodology has a propensity of generating larger predeveloped and postdeveloped discharges than other methodologies such as the Rational Method. We recommend the site-civil engineer consider evaluating the site utilizing another methodology to compare the methodologies for determining the predeveloped and postdeveloped stormwater discharges.

The proposed driveway connection onto Stanley Way is located on a horizontal curve. We recommend the City be given assurances by the Site/Civil Engineer that vehicles turning onto

the property from Stanley Way as well as vehicles turning onto Stanley Way from the proposed development have proper sight distance to safely maneuver at this proposed driveway location.

We recommend this site plan be reviewed by Saraland Water and Sewer to determine if they have any comments with this proposed development.

We recommend this site plan be reviewed by Saraland Fire Safety to determine if they have any comments with this proposed development.

Comments from Austin, Saraland Fire Safety-Should not be an issue with anything.

Secretary Julie McGuire proposed approval contingent upon the corrections from Neel-Schaffer, for the Site Plan at 65 Shell St. (Jiffy Lube).

Secretary Julie McGuire opened the floor for the public hearing. No speakers.

Motion was made by Wayne Biggs, seconded by Wayle Lyssy to approve the Site Plan application for 65 Shell St. for potential Jiffy Lube, filed by property owners Propst Development. Motion carried.

3. Petition for Annexation-9455 Ridge Rd

(Property located West of Ridge Rd.)

Recommendation to City Council regarding the petition to annex Parcel Number R021801110000001.018, filed by Kathy L. Moebes, Darina & Jeremine Zirlott.

Secretary Julie McGuire stated the purpose of this application is to annex one (1) parcel, 3.57 ± acres located at 9455 Ridge Rd.

Mike Black, Director Building Department suggested a favorable recommendation to City Council. He described this as a container type home, with a single roofline ridge.

Motion was made by Wayne Lyssy, seconded by Wayne Biggs to approve the Annexation of 9455 Ridge, filed by property owners Kathy L. Moebes, Darina & Jeremine Zirlott. All in favor, except David Brown. Motion Carried.

Wayne Biggs spoke about the previous resignation of Vice Chairman Ronnie Outlaw. Mr. Biggs recommended the Planning Commission vote in a new Vice Chairman at the July 2021 meeting.

Mike Black, Director Building Services, spoke on the attempt to hire a Planner I and/or Planner II and hoped to have someone in place very soon.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:11 p.m.

ACCEPTED AND APPROVED:

Austin Soley

~~Dan Powers~~

Sam Z

Julia M. Ginn

Lon B. Carlson