

# Minutes: Saraland Planning Commission

## Regular Session Meeting on July 13, 2021

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The Saraland Planning Commission convened in regular session on July 13, 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:           Chairman Scooter Thronson  
                      Vice Chairman David Brown  
                      Secretary Julie McGuire  
                      Councilman Newton Cromer  
                      Chief Austin Sealey  
                      Barry Andrews

Absent: Councilman Wayne Biggs  
                      Wayne Lyssy  
                      Chris Williams

Others present: Ian Cantrell, City Planner; 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 June 8, 2021 meeting, seconded by Austin Sealey. Motion carried.

Motion was made by Barry Andrews to approve the agenda for the July 13, 2021 meeting, seconded by Julie McGuire. Motion carried.

Chairman Scooter Thronson stated the purpose of this application is to create two (2) legal lots of record. This is zoned R-1 and in an X-Unshaded flood zone.

Chairman Scooter Thronson asked for comments from Ian Cantrell, City Planner. He did not have any comments. Chairman Scooter Thronson also asked Mr. Mike Black, Director of the Building Department for comments. He did not have any.

Chairman Scooter Thronson opened the floor for Public Hearing. No speakers. Public hearing closed.

Motion was made by Barry Andrews, seconded by Julie McGuire to approve the Preliminary/Final Plat for the one (1) lot subdivide, filed by Linder Surveying Consultants. Motion carried.

### **3. Site Plan-813 Shelton Beach Rd**

(Property located at 813 Shelton Beach Rd, Parcel No. R022203054002071.000)

Consent for the Site Review to allow for a 30 space crushed asphalt parking lot on the existing site, filed by Denton Boutwell.

Chairman Scooter Thronson stated the purpose of this application is to provide consent for a Site Plan approval for 813 Shelton Beach Rd. There is an existing 1,742 sq. ft. dwelling, 1,055 sq. ft. garage, 515 sq. ft carport and 355 sq. ft covered porch. There is approximately 2,797 sq. ft of structures under roof that the owner intends to convert into a mixed commercial recreational business. This property is zoned B-2 and is located in an AE Floodzone. Shelton Beach is a State Highway and will need to get approval from ALDOT if any alterations are made to the road.

Chairman Scooter Thronson asked for comments from Ian Cantrell, City Planner. He did not have any comments. Chairman Scooter Thronson also asked Mr. Mike Black, Director of the Building Department for comments. He did not have any.

Motion was made by Barry Andrews, seconded by Julie McGuire to approve the Site Plan to allow for a 30 space crushed asphalt parking lot on the existing site, filed by Denton Boutwell. Motion carried.

Chairman Scooter Thronson stated the Planning Commission is giving a favorable recommendation to City Hall regarding the Rezone of 693 Industrial Pkwy, filed by Elcan and Associates, Inc. All in favor. Motion Carried.

**5. Petition for Re-Zone – 711 Industrial Pkwy**

(1.57 ± acres, filed by Elcan and Associates, Inc.)

Recommendation to City Council regarding the petition to Rezone from M-2 to B-2 to allow for a full service, sit down restaurant.

Chairman Scooter Thronson stated the purpose of this application is to provide a recommendation to City Council for the rezoning of 711 Industrial Pkwy from M-2 to B-2 for the development of this 1.57± acre tract of land, into a nice full service, sit down, restaurant.

Motion was made by Newton Cromer, seconded by Austin Sealey to approve the petition to rezone 711 Industrial Pkwy from M-2 to B-2, filed by Elcan and Associates, Inc. All in favor. Motion carried.

**6. Extension – Kalifield Corporation**

(East side of Kali-Oka Road, 1,088'± North of College Parkway)

Recommendation to City Council regarding the request for a 1-year extension of the rezoning approval of Parcel R022204370004001.001 from R-3, Limited Multi-Family Residential District, to R-4, High Density Single and Multi-Family Residential District, filed by property owner J K Associates, LLC.

Motion was made by Barry Andrews, seconded by Julie McGuire for a favorable recommendation to City Council for the 1 year Extension of the Kalifield Corporation, filed by property owner J K Associates, LLC. Motion carried.

**7. Ordinance Amending Provisions of the City of Saraland's Land Use Ordinance**

Recommendation to City Council regarding the ordinance amendment of Article XII, Article XIII, Article XVI, and Article XXXV.

Andy Rutens, City Attorney is proposing changes to the Zoning Ordinances and would like to make a recommendation to City Council for their comprehensive review.

Motion was made by Newton Cromer, seconded by David Brown to provide a favorable recommendation to City Council regarding the proposed revised Land Use Ordinances. Motion carried.

Andy Rutens, City Attorney, amended a change needed to be made on page 20, Section 16-2 of the purposed Land Use Ordinance, to state City of Saraland Municode instead of City of Saraland Land Use and Development Ordinance.

**8. Election of new Vice Chairman**