

The Saraland Planning Commission convened in regular session on November 9, 2021, at the Saraland Municipal 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
Vice Chairman David Brown
Secretary Julie McGuire
Mayor Howard Rubenstein
Councilman Wayne Biggs
Barry Andrews
Dr. Wayne Lyssy
Chief Austin Sealy
Vincent Walker

Absent:

Others present: Ian Cantrell, City Planner, Laura Tarver, Permit Technician; Andy Rutens, City Attorney; Kirby Latham, City Engineer

Motion was made by Wayne Lyssy to approve the minutes of the October 12, 2021 meeting, seconded by Barry Andrews. Motion carried.

Motion was made by Barry Andrews to approve the agenda for the November 9, 2021 meeting, seconded by Wayne Lyssy. Motion carried.

Chairman Scooter Thronson called for conflicts of interest of any agenda item for members of the Planning Commission. Howard Rubenstein expressed that because of his stake in property in immediate proximity to Item 8D, a site plan for 1090 Industrial Parkway, he would recuse himself from voting and discussion on that item. David Brown expressed that he would recuse himself from voting and discussion on item 7E regarding Hill Storage.

Invocation by David Brown

OLD BUSINESS:

A - Site Plan Review for Saraland Mobile Home Park, located at 108 Saraland Blvd. N, zoned R5, consisting of parcels 2202032000091 and 2202040001003, filed by Bryce McMurry, Kinetic Capital on behalf of Diane Saranthus/Saranthus Investments INC/Equity Investments LLC

B - Site Plan Review for Saraland Mobile Home Park, located at 247 Saraland Ave, zoned R5, consisting of parcels 1908330008022.02, 1908330008022.01, and 1908330008022.001, filed by Bryce McMurry, Kinetic Capital on behalf of Diane Saranthus/Saranthus Investments INC/Equity Investments LLC

C - Site Plan Review for Saraland Mobile Home Park, located at 300 Saraland Ave, zoned R5, consisting of parcels 1908330001085.01, 1908330001085, 1908330001084, 1908330008021.001
filed by Bryce McMurry, Kinetic Capital on behalf of Diane Saranthus/Saranthus Investments INC/Equity Investments LLC

For all items of old business A, B, and C, Andy Rutens, City Attorney, expressed that in order to allow for further discussion with the applicants legal counsel, these items, Old Business A, B, and C should be postponed. Motion made by Barry Andrews to postpone Old Business Items A, B, and C for further discussion at the December 14, 2021 meeting. Seconded by Wayne Biggs. All members were in favor. Motion Carried.

D - Public Hearing & Preliminary/Final Subdivision Plat Review of the one to four lot subdivide of parcel 1903060000001, approximately 31 total acres, located east of Celeste Rd, filed by Jason Linder/Alex T. III and Fontaine Howard

Andy Rutens explained that as a public hearing had been held at the October meeting, one was not required. Ian Cantrell explained this application had been postponed at the October meeting to allow for time for staff to review documents from the Probate Court, to assure appropriate easements for ingress/egress were in place. Cantrell explained that those documents had been received and reviewed since the October meeting and explained that Planning had a favorable recommendation on this item.

Motion was made by Wayne Lyssy to approve the Preliminary/Final Subdivision Plat of the one to four lot subdivide of parcel 1903060000001, approximately 31 total acres, located east of Celeste Rd, filed by Jason Linder/Alex T. III and Fontaine Howard, seconded by Julie McGuire. Motion Carried.

E – Consider modifications to the conditional approval of the site plan for Hill Storage, located in the City of Saraland Planning Jurisdiction on the south side of Industrial Pkwy/Hwy 158, filed by Sawgrass Consulting LLC on behalf of Mr. Calvin J. Hill, approved conditionally by the Planning Commission on 10-12-21.

Cantrell explained that the applicant had been told by Saraland Water and Sewer that they would not serve the site, and the applicant was unable to get service from another water provider after the conditional approval at the October 12, 2021 meeting. As such, the applicant had submitted a letter requesting reconsideration of the conditional approval to remove the requirement for the “Willingness to serve” letter from a water service provider. Cantrell explained that he had conferred with the Building Inspectors and they had determined water service would not be required to meet the Building and Property Maintenance Codes in use by the city, as there would be no office on premise.

Motion was made by Wayne Biggs to deny the request to remove the condition of approval due to concerns over fire suppression, seconded by Vincent Walker. David Brown recused himself from voting; all other members in favor. Motion carried.

NEW BUSINESS:

A – Public Hearing & Preliminary/Final Subdivision Review for the 1 to 2 lot subdivide of parcel 1807260002028, approximately 39 total acres, located south of Kali Oka Rd and at the terminus of Applewood/Julie Ann Dr, filed by Millard R. Austin/Kalioka Investments, LLC.

Cantrell explained that the purpose of this application was to split approximately 12 acres off of the larger parcel owned by Kalioka Investments,

to allow a local resident in the neighboring subdivision Applewood/Julie Ann Dr to purchase it. Cantrell explained that at this time, there were no plans known by or submitted to the Building & Planning Departments for development on the site, and that should further divisions or plans be made, they would most likely be required to return to the Planning Commission. Cantrell gave a favorable recommendation.

Chairman Scooter Thronson opened the floor for public hearing. There was one speaker. Mr. Frank Enzor of 7660 Robinwood St. spoke saying he had property which touched the parcel, and wanted to ensure that the drainage facilities which would be part of a new development would be done to standard engineered quality to regulate stormwater runoff.

Chairman Thronson explained to Mr. Frank Enzor that at this time, there was no application to develop the property, and that should there be plans submitted, they would go through the standard required city reviews. There were no other speakers. Chairman Thronson closed the public hearing.

Howard Rubenstein asked City Planner Ian Cantrell what the zoning status of the parcel was, and if it was in the City of Saraland. Cantrell said that it was not in the City of Saraland and was in the planning Jurisdiction.

Motion was made by Wayne Lyssy, seconded by David Brown to approve the Preliminary/Final Subdivision for the 1 to 2 lot subdivide of parcel 1807260002028, approximately 39 total acres, located south of Kali Oka Rd and at the terminus of Applewood/Julie Ann Dr, filed by Millard R. Austin/Kalioka Investments, LLC. All members were in favor; motion carried.

B – Recommendation to City Council on Petition for Annexation of parcel 1902090000006, approximately 620 feet south of Radcliff Rd, approximately 23 acres, filed by owners Phillip Lambeth and Michael Wedgeworth

Cantrell explained the purpose of the application was for annexation of the parcel into the City of Saraland. He explained the parcel was not currently developed, and as such offered a neutral recommendation. Cantrell explained that the City Engineer and staff from Public Works had reviewed the parcel, and had not noted any concerns which would impact the city rights of way.

Howard Rubenstein asked Cantrell if it would be to the benefit of the city to annex, as it would provide more zoning control of the parcel. Cantrell agreed.

Motion was made by Wayne Lyssy, seconded by Julie McGuire to make a favorable recommendation to the City Council on the Petition for Annexation of parcel 1902090000006, approximately 620 feet south of Radcliff Rd, approximately 23 acres, filed by owners Phillip Lambeth and Michael Wedgeworth. All members were in favor. Motion carried.

C – Recommendation to City Council on Petition for Annexation of 3469 J. C. Maples Rd, parcel 1209310000001.004, approximately 4.9 acres, filed by owners James Knight and Patricia Cash Knight

Cantrell explained that the application was to annex in a developed parcel into the City of Saraland and explained that staff from Public Works and the City Engineer had visited the site and not noted any concern over impacts to the city. Cantrell explained that there was a home on the parcel and directed attention to a photo in the packet. Cantrell gave a favorable recommendation.

Motion was made by Wayne Lyssy, seconded by Austin Sealy to make a favorable recommendation to the City Council on the Petition for Annexation of 3469 J. C. Maples Rd, parcel 1209310000001.004, approximately 4.9 acres, filed by owners James Knight and Patricia Cash Knight. All members were in favor. Motion carried.

D – Site Plan Review for Caliber Car Wash, located at 1090 Industrial Pkwy, zoned B-2, filed by Civilogistix on behalf of Caliber Carwash, Brett Real Estate Robinson

Cantrell explained that the application as currently under review by staff was considered incomplete. Cantrell explained that the City Engineer had not yet been able to fully review and approve supplemental submittals on the drainage and grading on the site, among other missing items. Cantrell recommended that the application be postponed to allow staff more time to review the new submittals and to allow the applicant more time to modify and supplement their site plan.

Motion was made by Wayne Lyssy and seconded by David Brown to postpone the Site Plan Review D – Site Plan Review for Caliber Car Wash, located at

1090 Industrial Pkwy, zoned B-2, filed by Civilogistix on behalf of Caliber Carwash, Brett Real Estate Robinson to the December meeting of the Planning Commission. Hoard Rubenstein abstained from discussion and voting. All other members in favor. Motion carried.

E – Recommendation to the City Council on an Ordinance to make a comprehensive edit to the Land Use and Development Ordinance

Andy Rutens explained that the comprehensive edit was still in progress. Motion was made by Wayne Biggs to postpone consideration of the Recommendation to the City Council on an Ordinance to make a comprehensive edit to the Land Use and Development Ordinance and to establish a three member subcommittee to further review and make recommendations on the Table of Permitted Use. Motion seconded by Austin Sealy. All members in favor. Motion carried. Chairman Thronson appointed Wayne Biggs, David Brown, and Wayne Lyssy for the subcommittee.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:35 p.m.

ACCEPTED AND APPROVED:
