

The Saraland Planning Commission convened in regular session on October 11, 2022 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  
Vice Chairman David Brown  
Councilman Wayne Biggs  
Barry Andrews  
Dr. Wayne Lyssy  
Vincent Walker

Absent: Julie McGuire  
Mayor Howard

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

Motion was made by Wayne Biggs, to approve the minutes from the September 13, 2022 regular meeting, seconded by Vincent Walker. Motion carried.

Motion was made by Wayne Lyssy to approve the agenda for the October 11, 2022 regular 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.

Invocation by David Brown

## **OLD BUSINESS:**

A. Recommendation to the City Council on the Petition for Annexation of Lot 32 of the "High Country Estates" subdivision, a portion of parcel 1801120000017.000, approx. 0.47 acres, filed by owners Dana M & Justin Jessee

Motion was made by Wayne Biggs, seconded by Wayne Lyssy, to postpone this Annexation of Lot 32 of the "High Country Estates" subdivision, a portion of parcel 1801120000017.000, approx. 0.47 acres, filed by owners Dana M & Justin Jessee until the November 8, 2022 Planning Commission meeting due to not having all the required documents for the annexation. All in favor. Unanimous. Motion carried.

B. Recommendation to the City Council on the Petition for Annexation of Lot 33 of the "High Country Estates" subdivision, a portion of parcel 1801120000017.000, approx. 0.44 acres, filed by owners Dana M & Justin Jessee

Motion was made by Wayne Biggs, seconded by Vincent Walker to postpone this Annexation of Lot 33 of the "High Country Estates" subdivision, a portion of parcel 1801120000017.000, approx. 0.44 acres, filed by owners Dana M & Justin Jessee until the November 8, 2022 Planning Commission meeting due to not having all the required documents for the annexation. All in favor. Unanimous. Motion carried.

#### **NEW BUSINESS:**

A. Public Hearing & Preliminary/Final Subdivision Plat Review for the 2-lot subdivision "Re-plat of Lots A, B, & C, of the Re-Subdivision of Lots 1 thru 6, Kalifield, Phase 1 Part A," concerning parcels 2204370003001.008 and 2204370003001.006, approx. 0.46 acres total, filed by Johnny E. Holley on behalf of owners Alan Breland & Carol Oates; Chandler Properties, LLC

Chairman Scooter Thronson opened the floor for the public hearing. No speakers. Mr. Thronson closed the public hearing.

Motion was made by Dr. Wayne Lyssy, seconded by David Brown, to approve the Preliminary/Final Subdivision Plat Review for the 2-lot subdivision "Re-plat of Lots A, B, & C, of the Re-Subdivision of Lots 1 thru 6, Kalifield, Phase 1 Part A," concerning parcels 2204370003001.008 and 2204370003001.006, approx. 0.46 acres total, filed by Johnny E. Holley on behalf of owners Alan Breland & Carol Oates; Chandler Properties, LLC. Roll Call Vote. All in favor. Unanimous. Motion carried.

B. Planning Approval for Early Learning Center, for the use of an R1 zoned lot at 415 McKeough Ave, parcels 2202044001067.000 and 2202043001046.000, to be used as a children's daycare center, filed by Donald W. Finklea on behalf of The Saraland United Methodist Church Board of Trustees

City Planner, Brendan Schwandner described the purpose of this application and stated daycares are allowed in R1 zoned lots with Planning Approval. Mr. Schwandner gave a favorable recommendation.

Motion was made by Dr. Wayne Lyssy, seconded by David Brown, to approve the Planning Approval for Early Learning Center, for the use of an R1 zoned lot at 415 McKeough Ave,

parcels 2202044001067.000 and 2202043001046.000, to be used as a children's daycare center, filed by Donald W. Finklea on behalf of The Saraland United Methodist Church Board of Trustees. All in favor. Motion carried.

C. Planning Approval for Bill Myles Laydown Yard, for the use of an M1 zoned lot at 701 Bill Myles Dr W, parcel 2202033000006.002, to be used as a graveled semi-truck and trailer storage yard, filed by Jonathan Williams on Behalf of owner McKinley Sparks, LLC

City Planner, Brendan Schwandner described the purpose of this application at this time is for Planning Approval only and a site plan is to be reviewed later. Mr. Schwandner gives a favorable recommendation.

Motion was made by Dr. Wayne Lyssy, seconded by Vincent Walker to approve the Planning Approval for Bill Myles Laydown Yard, for the use of an M1 zoned lot at 701 Bill Myles Dr W, parcel 2202033000006.002, to be used as a graveled semi-truck and trailer storage yard, filed by Jonathan Williams on Behalf of owner McKinley Sparks, LLC.

Wayne Biggs brought up concerns of this being a laydown yard and the current use of it. City Attorney Andy Rutens mentioned it can not be used until a site plan approval has been done.

Dr. Wayne Lyssy amended the motion for planning approval to be contingent upon subsequent site plan approval, seconded by David Brown. All in favor. Motion carried.

D. Planning Approval for Saraland Orthodontics, for the use of a B2 zoned lot at 78 Shell St, parcel 2203082000049.006, to be used as a dental clinic, filed by David Shumer on behalf of owner HT Real Estate, LLC

City Planner, Brendan Schwandner described the purpose of this application and stated this was reviewed by Saraland Fire Safety and Saraland Water and Sewer. No issues were stated or brought forth with the proposed development. City Engineer, Kirby Latham reviewed the plans and had comments.

- "The proposed site plan shows an approximate 4-foot drop in elevation between the parking area and the existing topography of Drop Inlet #4. There are no shown improvements to collect this surface water, so the storm water has no place to go. If this is not the intent, we recommend revisions be made to the site plan to remedy this matter"
- "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"

Saraland Water and Sewer, nor Saraland Fire Safety brought forth any concerns.

City Planner, Brendan Schwandner gave a favorable recommendation of the application contingent upon the review of the revised site plan by the City Engineer, Kirby Latham.

Motion was made by Wayne Biggs, seconded by David Brown was contingent upon the submission of a revised contour and site plan showing no issues with drainage upon approval of City Engineer, Kirby Latham. All in favor. Motion carried.

- E. Site Plan Review for Saraland Orthodontics, for the use of a B2 zoned lot at 78 Shell St, parcel 2203082000049.006, to be used as a dental clinic, filed by David Shumer on behalf of owner HT Real Estate, LLC

Motion made by Wayne Biggs, seconded by David Brown was contingent upon the submission of a revised contour and site plan approval by the City Engineer, Kirby Latham concerning storm water concerns approval. All in favor. Motion carried.

- F. Recommendation to the City Council on the Petition for Annexation of 3846 Leslie Rd, parcel 1307360000022.000, approx. 2.2 acres, filed by owners Jimmy D & Jacquelyn G Long

City Planner, Brendan Schwandner stated this application was reviewed by Planning Staff and Public Safety and noted no issues. In addition, a visit was made by Public Works and the City Engineer, Kirby Latham, who stated there appears to be no drainage issues the city should need to address other than a small area where minor erosion is filling the existing drainage ditch on Richard Dr. Planning recommends the issues of erosion flowing into the public right of way be addressed prior to the annexation. A recommendation to postpone until the Planning Department gets with Public Works, City Engineer Kirby Latham, and the property owners.

Motion was made by Dr. Wayne Lyssy, seconded by David Brown to postpone until the next Planning Commission meeting on November 8, 2022 to made sure these issues get resolved. All in favor. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:20 p.m.

**ACCEPTED AND APPROVED:**

Regular Session

Saraland Planning Commission

October 11, 2022

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Wayne E. Bogg.

Don Murphy

Daryl H.

John McInam

Hal Rhodes

Scott J.

