

The Saraland Planning Commission convened in regular session on December 13, 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
Ms. Julie McGuire
Mayor Howard Rubenstein
Councilman Wayne Biggs
Capt. Clayton Horton
Mr. Barry Andrews
Dr. Wayne Lyssy

Absent: Mr. Vincent Walker

Others present: Brendan Schwandner, City Planner; Laura Tarver, Permit Technician; Jennifer Jemison, Zoning Technician.

Motion was made by Wayne Lyssy, to approve the minutes from the November 8, 2022, regular meeting, seconded by David Brown. Motion carried.

Motion was made by Wayne Lyssy to approve the agenda for the December 13, 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 Barry Andrews

OLD BUSINESS: None

NEW BUSINESS:

A – Preliminary/Final Subdivision Plat Review for the 1-lot subdivision “McEachern Place”, concerning parcels 1909321000027.027 and 1909321000027.028, approx. 2.30 acres total, filed by Gerald A. Smith on behalf of owners Mark W. and Brenda J. McEachern

City Planner, Brendan Schwandner described the purpose of this application and gave a favorable recommendation.

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

Motion was made by Wayne Biggs, seconded by Dr. Wayne Lyssy, to approve the Preliminary/Final Subdivision Plat Review for the 1-lot subdivision "McEachern Place", concerning parcels 1909321000027.027 and 1909321000027.028, approx. 2.30 acres total, filed by Gerald A. Smith on behalf of owners Mark W. and Brenda J. McEachern. All in favor. Motion carried.

B – Preliminary/Final Subdivision Plat Review for the 2-lot subdivision "Re-subdivision of Lot 3E, Saraland Crossings Subdivision", concerning parcel 2203071000001.027, approx. 1.83 acres total, filed by Thompson Engineering on behalf of owner Propst Development Saraland, LLC

City Planner, Brendan Schwandner described the purpose of this application and gave a favorable recommendation.

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-subdivision of Lot 3E, Saraland Crossings Subdivision", concerning parcel 2203071000001.027, approx. 1.83 acres total, filed by Thompson Engineering on behalf of owner Propst Development Saraland, LLC. All in favor. Motion carried.

C – Preliminary/Final Subdivision Plat Review for the 2-lot subdivision "Resubdivision of Lot 3 of The Point Subdivision", concerning parcel 1209310000001.038, approx. 4.86 acres total, filed by Jason Linder on behalf of owners Jim and Jackie Moore

City Planner, Brendan Schwandner described the purpose of this application and recommended approval contingent upon the applicant submitting a revised plat which contains a signature line for both property owners.

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 Julie McGuire, to approve the Preliminary/Final Subdivision Plat Review for the 2-lot subdivision "Resubdivision of Lot 3 of The Point Subdivision", concerning parcel 1209310000001.038, approx. 4.86 acres total, filed by Jason Linder on behalf of owners Jim and Jackie Moore contingent upon the revised plat reflecting the two signature lines for both property owners. All in favor. Motion carried.

D – Preliminary/Final Subdivision Plat Review for the 5-lot subdivision “Greywoods Subdivision” concerning a portion of parcel 1301120000025.000, approx. 22.58 acres total, filed by Millard Austin

City Planner, Brendan Schwandner described the purpose of this application and stated the Planning Department is still pending the receipt of the correct deed for this property, therefore recommends postponement at this time.

Wayne Biggs questioned if this is the Brewer Rd located off Celeste Rd and in our Planning Jurisdiction. Mr. Schwandner stated this is the correct Brewer Rd.

Chairman Scooter Thronson opened the floor for the public hearing.

Charles Johnson – 3714 Brewer Rd – Stated concerns regarding one of the lots sold across the street from his house has been sold and its swampland. They have Turnerville Water and are concerned about the low water pressure on that road already. Mr. Johnson wanted to know if plans are approved to develop this subdivision, how does that affect their current living & lifestyle. They currently hunt rabbits, squirrels, and deer on his property.

Mayor Howard Rubenstein wanted to get additional information prior to the next meeting in regard to the decision-making process hinging adequate water pressure. Who enforces the water pressure-County? Heath Department? Who's the responsible body to make sure there is adequate water pressure before building can begin in the county? Also, wants to research how far from a subdivision can hunting be done?

Jessica Dickson – 3778 Brewer Rd – Questioned when this area became part of Saraland.

Mayor Howard Rubenstein described as Saraland expands, every time an annexation is approved and done, the jurisdiction expands, therefore the boundary lines are constantly changing.

Ernest Deview – 3846 Brewer Rd – Questioned where is the Jurisdictions line at? Does it restrict some of the things already done? Livestock?

Mayor Howard Rubenstein stated the Planning Jurisdiction does not affect current homeowners, rights, and livestock. It states that IF someone is going to build a new subdivision, they have to build it according to the City of Saraland's specs, codes, and ensures that substandard building does not occur in an area that is likely to eventually be annexed.

Chairman Scooter Thronson closed the public hearing.

Motion was made by Dr. Wayne Lyssy, seconded by David Brown to postpone the Preliminary/Final Subdivision Plat Review for the 5-lot subdivision “Greywoods Subdivision” concerning a portion of parcel 1301120000025.000, approx. 22.58 acres total, filed by Millard Austin until the receipt of the correct deed for this property has been received. All in favor. Motion carried.

E – Planning Approval for Local Storage, for the use of a B2-zoned lot at 203 Celeste Rd, parcel 1908330008031.004, to be used as a climate-controlled storage facility, filed by Billy Anderson on behalf of owner BA Saraland Storage, LLC

City Planner, Brendan Schwandner stated this would be utilizing approximately a 1.7-acre property near the high traffic intersection of Celeste Rd/Hwy 43/Shelton Beach Rd. This land is categorized as mixed use in the Saraland Master Plan.

Motion was made by Dr. Wayne Lyssy, seconded by David Brown for the favorable planning approval for the Local Storage, for the use of a B2-zoned lot at 203 Celeste Rd, parcel 1908330008031.004, to be used as a climate-controlled storage facility, filed by Billy Anderson on behalf of owner BA Saraland Storage, LLC. All in favor. Motion carried.

F – Site Plan Review for Local Storage, for the use of a B2-zoned lot at 203 Celeste Rd, parcel 1908330008031.004, to be used as a climate-controlled storage facility, filed by Billy Anderson on behalf of owner BA Saraland Storage, LLC

City Planner, Brendan Schwandner commented after the Planning Department received the original site plan, the applicant was sent a letter by both the Planning Department and the city engineer, Neel-Schaffer, Inc., regarding revisions that needed to be made. The applicant was informed the plans must contain provisions of the tree preservation & landscape plan. On December 9th, the applicant submitted a revised site plan along with a letter which addressed each of the concerns. The revised site plans adequately addressed the comments on landscaping and provided 14 replacement trees and committed to a contribution to the City of Saraland's Tree Bank fund for the remaining trees. The timing for the resubmission didn't allow for a review, therefore approval of this site plan application would be contingent upon engineering reviews, Saraland Fire Safety, Saraland Water & Sewer Department, as well as finalized total for the contribution to the Tree Bank for the remainder of trees.

Planning Commission member, Wayne Biggs, raised concerns about the curb cut of this property and the traffic to and from this facility, and wondered if a traffic study would need to be done. A spokesperson for this project reassured the Planning Commission that the traffic to and from this facility will be very minimum, approximately 20-25 cars a month. There is no onsite manager, and the work is done remotely.

Motion was made by Dr. Wayne Lyssy, seconded by David Brown for the approval of this Site Plan Review for Local Storage, for the use of a B2-zoned lot at 203 Celeste Rd, parcel 1908330008031.004, to be used as a climate-controlled storage facility, filed by Billy Anderson on behalf of owner BA Saraland Storage, LLC contingent upon the engineering reviews, Saraland Fire Safety, Saraland Water & Sewer Department, as well as finalized total for the contribution to the Tree Bank for the remainder of trees. All in favor. Motion carried.

G – Planning Approval for Murphy’s Home & Garden, for the use of a B2-zoned lot at 504 Saraland Blvd S, parcel 2202033000017.000, to be used as a landscape and garden sales center, filed by owner John Holifield

City Planner, Brendan Schwandner described the purpose of this application was to utilize approximately .9 acres of the 2.5-acre property on Hwy 43. Ingress and egress is off of Skidmore Drive and this lot is categorized as mixed use in the City of Saraland’s Master Plan.

Motion was made by Dr. Wayne Lyssy, seconded by Julie McGuire for favorable Planning Approval for Murphy’s Home & Garden, for the use of a B2-zoned lot at 504 Saraland Blvd S, parcel 2202033000017.000, to be used as a landscape and garden sales center, filed by owner John Holifield. All in favor. Motion carried.

H – Site Plan Review for Murphy’s Home & Garden; for the use of a B2-zoned lot at 504 Saraland Blvd S, parcel 2202033000017.000, to be used as a landscape and garden sales center, filed by owner John Holifield

City Planner, Brendan Schwandner stated the original site plan was reviewed by the City of Saraland’s Building Department and the city’s engineer. The applicant was sent by both regarding revisions. The revised site plan was submitted on December 7 and upon rereview, it was concluded that the revisions did address all planning and engineering comments. Mr. Schwandner gave a favorable recommendation contingent upon the rereview of Saraland Fire Safety, Saraland Water & Sewer, and a notarized stormwater agreement form.

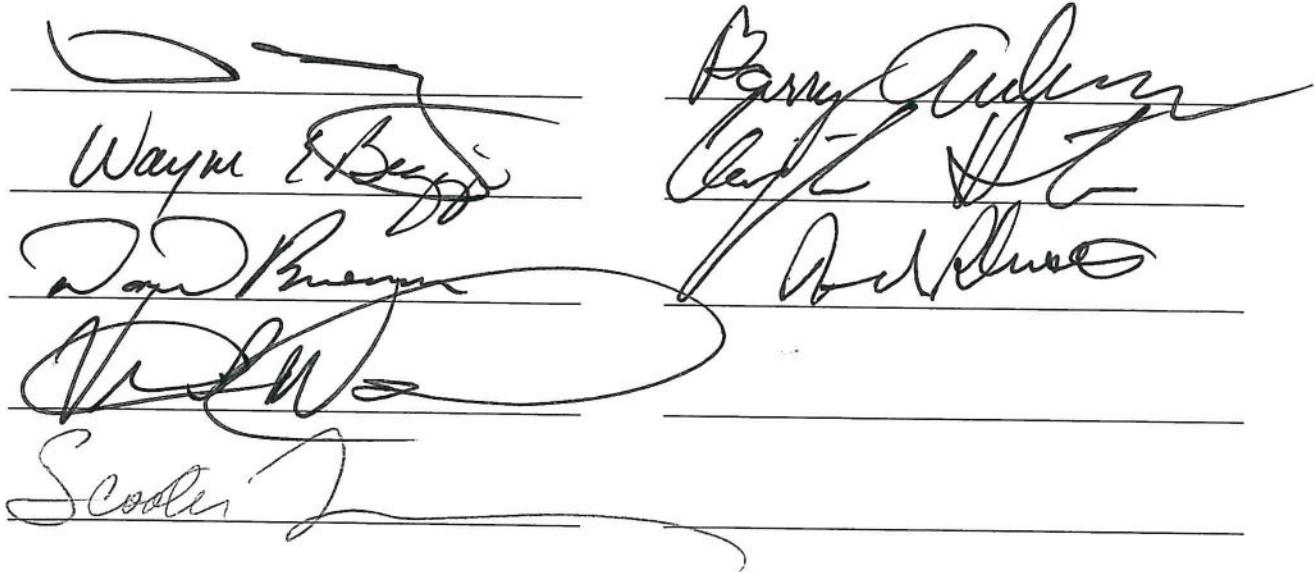
Motion was made by Dr. Wayne Lyssy, seconded by Barry Andrews to approve the Site Plan Review for Murphy’s Home & Garden, for the use of a B2-zoned lot at 504 Saraland Blvd S, parcel 2202033000017.000, to be used as a landscape and garden sales center, filed by owner John Holifield contingent upon the rereview of Saraland Fire Safety, Saraland Water & Sewer, and a notarized stormwater agreement form. All in favor. Motion carried.

I – Site Plan Review 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 Alabama 1031 Qeat Services, LLC, as Titleholder for McKinley Sparks, LLC

City Planner, Brendan Schwandner described the purpose of this application and recommended postponement until further information is obtained from legal counsel.

Motion was made by David Brown, seconded by Dr. Wayne Lyssy to postpone the Site Plan Review for Bill Myles Laydown Yard, for the use of an M1-zoned lot at 701 Bill Myles Dr W, parcel 220203300006.002, to be used as a graveled semi-truck and trailer storage yard, filed by Jonathan Williams on behalf of owner Alabama 1031 Qeat Services, LLC, as Titleholder for McKinley Sparks, LLC for information is obtained from legal counsel. All in favor. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:33 p.m.

ACCEPTED AND APPROVED:

Handwritten signatures of Saraland Planning Commission members, including Wayne E. Beiss, Dr. Wayne Lyssy, David Brown, and others, are displayed over several horizontal lines.