

The Saraland Planning Commission convened in regular session on January 10, 2023, 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  
Mayor Howard Rubenstein  
Councilman Wayne Biggs  
Capt. Clayton Horton  
Mr. Barry Andrews  
Dr. Wayne Lyssy  
Mr. Vincent Walker

Absent: Ms. Julie McGuire

Others present: Brendan Schwandner, City Planner; Mike Black, Director Building Department; Jennifer Jemison, Zoning Technician; Andy Rutens, City Attorney.

Motion was made by Wayne Lyssy, to approve the minutes from the December 13, 2022, regular meeting, seconded by David Brown. Motion carried.

Motion was made by Wayne Lyssy to approve the agenda for the January 10, 2023, 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 Wayne Biggs

## **OLD BUSINESS:**

A – 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

Chairman Scooter Thronson described the purpose of this application and stated this item was to be postponed and to be heard at the Board of Adjustments.

Motion was made by Wayne Biggs, seconded by 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 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

## **NEW BUSINESS:**

A – Public Hearing & Preliminary/Final Subdivision Plat Review for the 2-lot subdivision “LeBlanc Subdivision”, concerning parcel 1306130000037.000, approx. 42.2 acres total, filed by Crystal LeBlanc

City Planner, Brendan Schwandner described the purpose of this application was to subdivide one lot roughly 42.2 acres into two lots roughly 21 acres each. Mr. Schwandner recommended approval contingent that the applicant submit a revised plat which contains a signature line for the county engineer.

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

Motion was made by Dr. Wayne Lyssy, seconded by Vincent Walker to approve the Preliminary/Final Subdivision Plat Review for the 2-lot subdivision “LeBlanc Subdivision”, concerning parcel 1306130000037.000, approx. 42.2 acres total, filed by Crystal LeBlanc contingent upon the applicant submit a revised plat which contains a signature line for the county engineer. All in favor. Unanimous. Motion carried.

B – Recommendation to the City Council on the Petition for Annexation of 10568 Traxler Ln, parcel 1307350000017.030, approx. 5.1 acres, filed by owners Dustin & Rebecca Payne

City Planner Brendan Schwandner stated the purpose of this application and mentioned this property abuts some private roads and that the applicant should be aware that the city will not be taking on the responsibility of maintaining these roads if annexed.

Chairman Scooter Thronson questioned the subdivision subject to public safety and fire.

Motion was made by Dr. Wayne Lyssy, seconded by David Brown for a favorable recommendation for the Annexation of 10568 Traxler Ln, parcel 1307350000017.030, approx. 5.1 acres, filed by owners Dustin & Rebecca Payne contingent upon the signing of waiver for Police & Fire safety services and also that it is a private road, and the City of Saraland will not responsible for the road maintenance. All in favor. Motion carried.

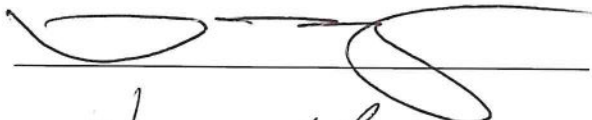
Chairman Scooter Thronson spoke on entertaining a motion for the future Planning Commission meetings to directly following the regularly scheduled 5:30 pre meetings.

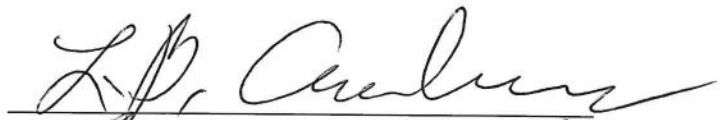
Motion was made by Vincent Walker, seconded by Dr. Wayne Lyssy to change the previously scheduled 6:00 Planning Commission meetings to directly follow the 5:30 pre

meetings. All future public hearings will be advertised for 5:30 instead of 6:00. All in favor. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:08 p.m.

**ACCEPTED AND APPROVED:**

  
Wayne E. Beyer  
Sealer

  
L.P. Anderson  
Cliff D. H.  
Howard Rubenstein

