

The Saraland Planning Commission convened in regular session on July 11, 2023, at the Saraland City Court Room. The meeting was called to order at 5:55 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

Present: Chairman Scooter Thronson
Secretary Julie McGuire
City Council Representative Wayne Biggs
Capt. Clayton Horton
Mr. Barry Andrews
Dr. Wayne Lyssy
Mr. Vincent Walker

Absent: Vice Chairman David Brown
Mayor Howard Rubenstein

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

Motion was made by Dr. Wayne Lyssy, to approve the minutes from the June 13, 2023, regular meeting, seconded by Mr. Barry Andrews. Motion carried.

Motion was made by Dr. Wayne Lyssy, to approve the agenda for the July 11, 2023, regular meeting, seconded by Mr. Vincent Walker. Motion carried.

Chairman Scooter Thronson called for conflicts of interest of any agenda item for members of the Planning Commission. No conflicts.

Invocation by Councilman Wayne Biggs

OLD BUSINESS:

A – Public Hearing & Preliminary/Final Subdivision Plat Review for the 2-lot subdivision “Moore Industrial Park No. 2 Subdivision”, concerning parcel 190203000001.008, approx. 12.8 acres total, filed by Jim Moore of Rentals and Moore, LLC

City Planner Brendan Schwandner stated this item first appeared on the June meeting agenda but was postponed due to lack of quorum. This subdivision plat application would subdivide an existing legal lot in the “Moore Industrial Park” subdivision into two 6-7 acre lots on the north side of Radcliff Rd. This property is currently zoned M-2 General Industrial. Mr. Schwander

stated that this complies with all relevant setback, size, and density requirements and planner recommends approval of this application.

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

Motion was made by Councilman Wayne Biggs, seconded by Mr. Barry Andrews to approve the Preliminary/Final Subdivision Plat Review for the 2-lot subdivision "Moore Industrial Park No. 2 Subdivision", concerning parcel 1902030000001.008, approx. 12.8 acres total, filed by Jim Moore of Rentals and Moore, LLC. All in favor. Unanimous. Motion carried.

B – Planning Approval for Harris Road Duplexes, Lot 36 of Adams and Harris Addition to Saraland, for the use of a B2-zoned lot as a duplex, filed by Ulrich Investment Properties, LLC

Chairman Scooter Thronson stated this item needed to be postponed until further information has been received.

Motion was made by Dr. Wayne Lyssy, seconded by Mr. Vincent Walker to postpone the Planning Approval for Harris Road Duplexes, Lot 36 of Adams and Harris Addition to Saraland, for the use of a B2-zoned lot as a duplex, filed by Ulrich Investment Properties, LLC. All in favor. Motion carried.

C – Site Plan Review for Harris Road Duplexes, Lot 36 of Adams and Harris Addition to Saraland, for the use of a B2-zoned lot as a duplex, filed by Ulrich Investment Properties, LLC

Chairman Scooter Thronson stated this item needed to be postponed until further information has been received.

Motion was made by Councilman Wayne Biggs, seconded by Dr. Wayne Lyssy to postpone the Site Plan Review for Harris Road Duplexes, Lot 36 of Adams and Harris Addition to Saraland, for the use of a B2-zoned lot as a duplex, filed by Ulrich Investment Properties, LLC. All in favor. Motion carried.

D – Consider Amendment to the Site Plan for Saraland Mobile Home Park, 247 Saraland Ave, parcel 1908330008022.001, filed by Bryce McMurry, Kinetic Capital V LLC

Chairman Scooter Thronson stated this item needed to be postponed until further information has been received.

Motion was made by Councilman Wayne Biggs, seconded by Dr. Wayne Lyssy to postpone the considering of amendment to the Site Plan for Saraland Mobile Home Park, 247 Saraland Ave, parcel 1908330008022.001, filed by Bryce McMurry, Kinetic Capital V LLC. All in favor. Motion carried.

NEW BUSINESS:

A – Public Hearing & Preliminary/Final Subdivision Plat Review for the 5-lot subdivision “Cottages at Saraland”, concerning parcels 220209300003.000, 220209300003.02, 220209300003.003, 220209300003.004, 2204370001002.000, & 2204370001002.008, approx. 83.80 acres total, filed by Cottages at Saraland, LLC & DEPCO, LLC

City Planner Brendan Schwandner stated this application is to revise the existing Cottages at Saraland subdivision, from 4 to 5 lots. He stated was previously Lot 1A had been split into two lots, Lot A and Lot B. The side and rear lot lines for Lots 1 and 2 (previously Lots A and 2A), have had minor adjustments. Roughly 0.34 acres of common area has been added to the site, in the form of two common access easements fronting Industrial Pkwy. Mr. Schwandner stated this proposal complies with all relevant setback, size, and density requirements and planning gives a favorable recommendation.

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

Motion was made by Councilman Wayne Biggs, seconded by Mr. Vincent Walker to approve the Preliminary/Final Subdivision Plat Review for the 5-lot subdivision “Cottages at Saraland”, concerning parcels 220209300003.000, 220209300003.02, 220209300003.003, 220209300003.004, 2204370001002.000, & 2204370001002.008, approx. 83.80 acres total, filed by Cottages at Saraland, LLC & DEPCO, LLC. All in favor. Unanimous. Motion carried.

B – Public Hearing & Preliminary/Final Planned Unit Development Review for the proposed Cottages at Saraland development on Industrial Pkwy, concerning parcels 220209300003.000, 220209300003.02, 220209300003.003, 220209300003.004, 2204370001002.000, & 2204370001002.008, approx. 83.80 acres total, filed by Cottages at Saraland, LLC & DEPCO, LLC

City Planner Brendan Schwandner stated this application is a revision of the previously approved PUD at the May 2022 Planning Commission meeting. The main revision from the previous approval is the reduction of side setbacks between buildings from 15 feet to 10 feet and the proposed density remains the same, at 3.7 units per acre. Mr. Schwandner stated the PUD consists of two phases, Phase 1 containing 216 units and Phase 2 containing 82 units. The PUD has common area provisions for a pool, dog park, playground, sidewalks, and over 20 acres of green space. This revised PUD was reviewed for public safety compliance by Capt. Horton, who noted no issues. Planning recommends approval contingent upon final review by the City 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 Ms. Julie McGuire to approve the Preliminary/Final Planned Unit Development Review for the proposed Cottages at Saraland development on Industrial Pkwy, concerning parcels 2202093000003.000, 2202093000003.02, 2202093000003.003, 2202093000003.004, 2204370001002.000, & 2204370001002.008, approx. 83.80 acres total, filed by Cottages at Saraland, LLC & DEPCO, LLC contingent upon the final review by the City Engineer. All in favor. Unanimous. Motion carried.

C – Planning Approval for B&B Woodworking, for the use of a B2-zoned lot at 100 Industrial Pkwy, parcel 2202103000014.000, to be used as woodworking shop, filed by Dennis Williams

City Planner Brendan Schwander stated this property is directly adjacent to B-2 General Business districts and M-1 Light Industrial districts. This property has historically been used for commercial and light industrial uses; however, the Building Department's records show that this is the first time a woodworking/carpentry shop would be operating on the property, a use which requires planning approval. The property has already been inspected for building, mechanical, and electrical, all where were approved. Planning recommends approval of this application, with the condition that the parking lot meets the minimum parking requirements of 1 marked space for each employee on the working shift, plus one 1 marked space for each vehicle operating from the premises.

Motion was made by Dr. Wayne Lyssy, seconded by Mr. Barry Andrews to approve the Planning Approval for B&B Woodworking, for the use of a B2-zoned lot at 100 Industrial Pkwy, parcel 2202103000014.000, to be used as woodworking shop, filed by Dennis Williams. All in favor. Motion carried.

D – Planning Approval for Corner Storage, for the use of a B2-zoned lot at 1447 Industrial Pkwy, parcel 1909324000044.007, to be used as an indoor storage facility, filed by Patrick McDonnell of Civilogistix

City Planner Brendan Schwander stated items D and E concern a proposal to utilize roughly 5 acres of land for a 75,900 square foot climate-controlled storage facility on Industrial Parkway. This property is currently zoned B-2 and is categorized as regional commercial in the Comprehensive Plan. The site plan submittals were reviewed by Planning Staff and City engineer, Kirby Latham, and the applicant was sent a letter by both regarding the findings of these reviews. All comments by Planning staff were addressed prior to the meeting, and the applicant has submitted revised plans to address Mr. Latham's comments. Mr. Schwander stated planning recommends approval contingent upon provision of ADEM and ALDOT permits prior to site disturbance, provision of the stormwater maintenance agreement, and final review by the City Engineer.

Motion was made by Dr. Wayne Lyssy, seconded by Capt. Clayton Horton to approve the Planning Approval for Corner Storage, for the use of a B2-zoned lot at 1447 Industrial Pkwy, parcel 1909324000044.007, to be used as an indoor storage facility, filed by Patrick McDonnell of Civilogistix contingent upon the provision of ADEM and ALDOT permits prior to site disturbance, provision of the stormwater maintenance agreement, and final review by the City Engineer. All in favor. Motion carried.

E – Site Plan Review for Corner Storage, for the use of a B2-zoned lot at 1447 Industrial Pkwy, parcel 1909324000044.007, to be used as an indoor storage facility, filed by Patrick McDonnell of Civilogistix

City Planner Brendan Schwandner stated items D and E concern a proposal to utilize roughly 5 acres of land for a 75,900 square foot climate-controlled storage facility on Industrial Parkway. This property is currently zoned B-2 and is categorized as regional commercial in the Comprehensive Plan. The site plan submittals were reviewed by Planning Staff and City engineer, Kirby Latham, and the applicant was sent a letter by both regarding the findings of these reviews. All comments by Planning staff were addressed prior to the meeting, and the applicant has submitted revised plans to address Mr. Latham's comments. Mr. Schwandner stated planning recommends approval contingent upon provision of ADEM and ALDOT permits prior to site disturbance, provision of the stormwater maintenance agreement, and final review by the City Engineer.

Motion was made by Dr. Wayne Lyssy, seconded by Mr. Vincent Walker to approve the Site Plan Review for Corner Storage, for the use of a B2-zoned lot at 1447 Industrial Pkwy, parcel 1909324000044.007, to be used as an indoor storage facility, filed by Patrick McDonnell of Civilogistix contingent upon provision of ADEM and ALDOT permits prior to site disturbance, provision of the stormwater maintenance agreement, and final review by the City Engineer. All in favor. Motion carried.

F – Recommendation to the City Council on the Petition for Annexation of 10820 Army Rd, parcel 1307360000013.003, approx. 4.99 acres, filed by Jeremy N. Allen & Jessica Allen

City Planner Brendan Schwander stated this property was reviewed by City engineering, public works and public safety, and no concerns were brought forth. Also noted this lot would be zoned R-1 by default and says planning gives a favorable recommendation.

Motion was made by Councilman Wayne Biggs, seconded by Dr. Wayne Lyssy for a favorable recommendation to the City Council on the Petition for Annexation of 10820 Army Rd, parcel 1307360000013.003, approx. 4.99 acres, filed by Jeremy N. Allen & Jessica Allen. All in favor. Motion carried.

G – Recommendation to the City Council on the Petition for Annexation of parcels 1903070000011.001, 1903070000011.002, a portion of parcel 1801120000002.004, and a portion of parcel 1801120000002.001, located at 9700 Celeste Rd, approx. 2.37 acres, filed by Barry J. Theriot on behalf of Funeral Service, LLC

City Planner Brendan Schwandner stated items G through M are located near the intersection of Celeste Rd and Radcliff Rd, which is shown as “neighborhood commercial” in the Comprehensive plan. Items G and H concern the location of the Forest Lawn Funeral Home. This property was reviewed by City engineering, public works and public safety, and no concerns were brought forth. Item G will be zoned B-1 local business and stated planning gives a favorable recommendation.

Motion was made by Dr. Wayne Lyssy, seconded by Capt. Clayton Horton to recommend approval to the City Council on the Petition for Annexation of parcels 1903070000011.001, 1903070000011.002, a portion of parcel 1801120000002.004, and a portion of parcel 1801120000002.001, located at 9700 Celeste Rd, approx. 2.37 acres, filed by Barry J. Theriot on behalf of Funeral Service, LLC. All in favor. Motion carried.

H – Recommendation to the City Council on the Petition for Annexation of parcel 1903070000011.003 and a portion of parcel 1801120000002.001, located at 9700 Celeste Rd, approx. 3.05 acres, filed by Barry J. Theriot on behalf of Funeral Service, LLC

City Planner Brendan Schwandner stated items G through M are located near the intersection of Celeste Rd and Radcliff Rd, which is shown as “neighborhood commercial” in the Comprehensive plan. Items G and H concern the location of the Forest Lawn Funeral Home. This property was reviewed by City engineering, public works and public safety, and no concerns were brought forth and would be zoned B-1 Local Business if annexed.

Motion was made by Dr. Wayne Lyssy, seconded by Mr. Barry Andrews to recommend approval to the City Council on the Petition for Annexation of parcel 1903070000011.003 and a portion of parcel 1801120000002.001, located at 9700 Celeste Rd, approx. 3.05 acres, filed by Barry J. Theriot on behalf of Funeral Service, LLC. All in favor. Motion carried.

I – Recommendation to the City Council on the Petition for Annexation of Lot 2 of the “North Country” subdivision, a portion of parcel 1903070000009.000, located at 3535 Radcliff Rd, approx. 1.75 acres, filed by Barry J. Theriot on behalf of Ascension Funeral Group, LLC

City Planner Brendan Schwandner stated items G through M are located near the intersection of Celeste Rd and Radcliff Rd, which is shown as “neighborhood commercial” in the Comprehensive plan. This property was reviewed by City engineering, public works and public safety, and no concerns were brought forth and would be zoned R-1 by default if annexed.

Motion was made by Councilman Wayne Biggs, seconded by Mr. Barry Andrews for a favorable recommendation to the City Council on the Petition for Annexation of Lot 2 of the “North Country” subdivision, a portion of parcel 1903070000009.000, located at 3535 Radcliff Rd, approx. 1.75 acres, filed by Barry J. Theriot on behalf of Ascension Funeral Group, LLC. All in favor. Motion carried.

J – Recommendation to the City Council on the Petition for Annexation of Lot 3 of the “North Country” subdivision, a portion of parcel 1903070000009.000, located at 3535 Radcliff Rd, approx. 1.75 acres, filed by Barry J. Theriot on behalf of Ascension Funeral Group, LLC

City Planner Brendan Schwandner stated items G through M are located near the intersection of Celeste Rd and Radcliff Rd, which is shown as “neighborhood commercial” in the Comprehensive plan. This property was reviewed by City engineering, public works and public safety, and no concerns were brought forth and would be zoned R-1 by default if annexed.

Motion was made by Dr. Wayne Lyssy, seconded by Mr. Barry Andrews for a favorable recommendation to the City Council on the Petition for Annexation of Lot 3 of the “North Country” subdivision, a portion of parcel 1903070000009.000, located at 3535 Radcliff Rd, approx. 1.75 acres, filed by Barry J. Theriot on behalf of Ascension Funeral Group, LLC. All in favor. Motion carried.

K – Recommendation to the City Council on the Petition for Annexation of Lot 4 of the “North Country” subdivision, a portion of parcel 1903070000009.000, located at 3535 Radcliff Rd, approx. 1.75 acres, filed by Barry J. Theriot on behalf of Ascension Funeral Group, LLC

City Planner Brendan Schwandner stated items G through M are located near the intersection of Celeste Rd and Radcliff Rd, which is shown as “neighborhood commercial” in the Comprehensive plan. This property was reviewed by City engineering, public works and public safety, and no concerns were brought forth and would be zoned R-1 by default if annexed.

Motion was made by Dr. Wayne Lyssy, seconded by Mr. Barry Andrews for a favorable recommendation to the City Council on the Petition for Annexation of Lot 4 of the “North Country” subdivision, a portion of parcel 1903070000009.000, located at 3535 Radcliff Rd, approx. 1.75 acres, filed by Barry J. Theriot on behalf of Ascension Funeral Group, LLC. All in favor. Motion carried.

L – Recommendation to the City Council on the Petition for Annexation of Lot 5 of the “North Country” subdivision, a portion of parcel 1903070000009.000, located at 3535 Radcliff Rd, approx. 1.75 acres, filed by Barry J. Theriot on behalf of Ascension Funeral Group, LLC

City Planner Brendan Schwandner stated items G through M are located near the intersection of Celeste Rd and Radcliff Rd, which is shown as “neighborhood commercial” in the

Comprehensive plan. This property was reviewed by City engineering, public works and public safety, and no concerns were brought forth and would be zoned R-1 by default if annexed.

Motion was made by Dr. Wayne Lyssy, seconded by Mr. Barry Andrews for a favorable recommendation to the City Council on the Petition for Annexation of Lot 5 of the "North Country" subdivision, a portion of parcel 1903070000009.000, located at 3535 Radcliff Rd, approx. 1.75 acres, filed by Barry J. Theriot on behalf of Ascension Funeral Group, LLC. All in favor. Motion carried.

M – Recommendation to the City Council on the Petition for Annexation of parcel 1903060000007.000, approx. 42.55 acres, filed by Barry J. Theriot on behalf of CEM1, LLC

City Planner Brendan Schwandner stated items G through M are located near the intersection of Celeste Rd and Radcliff Rd, which is shown as "neighborhood commercial" in the Comprehensive plan. This property is the location of the Forest Lawn Cemetery and would be zoned B-1 Local Business if annexed. This property was reviewed by City engineering, public works and public safety, and no concerns were brought forth.

Motion was made by Dr. Wayne Lyssy, seconded by Mr. Barry Andrews to recommend a favorable recommendation to the City Council on the Petition for Annexation of parcel 1903060000007.000, approx. 42.55 acres, filed by Barry J. Theriot on behalf of CEM1, LLC. All in favor. Motion carried.

NEW BUSINESS:

There being no further business to come before the Planning Commission, the meeting adjourned at 6:15 p.m.

ACCEPTED AND APPROVED:



