

The Saraland Planning Commission convened in regular session on September 12, 2023, at the Saraland City Court Room. The meeting was called to order at 5:45 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

Present:	Chairman Scooter Thronson Vice Chairman David Brown City Council Representative Wayne Biggs Mr. Barry Andrews Dr. Wayne Lyssy
Absent:	Secretary Julie McGuire Mayor Howard Rubenstein Capt. Clayton Horton Mr. Vincent Walker

Others present: Brendan Schwandner, City Planner; Mike Black, Director Building Department; Andy Rutens, City Attorney; Terry Dunn, Chief Building Official; Laura Tarver, Chief of Central Permitting; Jennifer Jemison, Zoning Inspector.

Motion was made by Councilman Wayne Biggs, to approve the minutes from the August 8, 2023, regular meeting, seconded by Mr. Barry Andrews. Motion carried.

A motion was made by Dr. Wayne Lyssy, to approve the agenda for the September 12, 2023, regular meeting, seconded by Mr. Barry Andrews. 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 – 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

Motion was made by Dr. Wayne Lyssy, seconded by Mr. David Brown to postpone the 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 – Site Plan Review for Home2 Suites by Hilton, for the use of an MD-zoned lot at 84 Shell St, parcel 2203082000049.002, to be used as a hotel, filed by David Shumer as authorized agent for Saraland H2 Hotel, LLC

City Planner Brendan Schwandner stated Item A concerns a proposal to utilize roughly 1.6 acres of land for a 90-room hotel. This property is currently located in the Medical District, a zoning district in which hotels are permitted by right with site plan approval. The site has ingress/egress directly onto Shell St, and shared access with the hotel directly to the South, which is owned by the same parent company. The site plan submittals were reviewed by Planning Staff, the Fire Inspector, and the City Engineer, and the applicant was sent letters regarding the findings of these reviews. Planning recommends approval contingent upon:

- Provision of ADEM permits.
- Provision of the Stormwater Facilities Maintenance Agreement.
- Provision of a letter from SW&S stating service availability to the site, prior to site disturbance.
- The provision of information indicating that ground water conditions will not affect the capacity of the underground stormwater system, per the City Engineer's review.

Motion was made by Dr Wayne Lyssy, seconded by Mr. Barry Andrews to approve the Site Plan Review for Home2 Suites by Hilton, for the use of an MD-zoned lot at 84 Shell St, parcel 2203082000049.002, to be used as a hotel, filed by David Shumer as authorized agent for Saraland H2 Hotel, LLC. All in favor. Motion carried.

B – Recommendation to the City Council on the Petition for Annexation of parcel 1902030000002.000, approx. 6.36 acres, filed by Charles H. Prall and Sue B. Prall

Captain Horton made mention of the gravel road access to this property. Captain Horton expressed that while public safety is able to access the property, the condition of the gravel road may affect response times. The applicant has submitted a notarized annexation agreement form acknowledging the possibility of increased response times. As such, Planning considers this application favorably.

Motion was made by Dr. Wayne Lyssy, seconded by Mr. David Brown for a favorable recommendation to the City Council on the Petition for Annexation of parcel 1902030000002.000, approx. 6.36 acres, filed by Charles H. Prall and Sue B. Prall. All in favor. Motion carried

C – Recommendation to the City Council on the Petition for Annexation of 11066 Army Rd, parcel 1307350000006.002, approx. 16.00 acres, filed by Samantha Vickers as authorized agent for Bobby Gray Holland

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 11066 Army Rd, parcel 1307350000006.002, approx. 16.00 acres, filed by Samantha Vickers as authorized agent for Bobby Gray Holland. All in favor. Motion carried.

D – Recommendation to the City Council on the Petition for Annexation of parcel 1307350000006.016, located on Army Rd, approx. 15.80 acres, filed by Samantha Vickers as authorized agent for Bobby Gray Holland

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 parcel 1307350000006.016, located on Army Rd, approx. 15.80 acres, filed by Samantha Vickers as authorized agent for Bobby Gray Holland. All in favor. Motion carried.

E – Recommendation to the City Council on the Petition for Annexation of Lot 3 of the “Piney Woods Acres” subdivision, located 11109 Army Rd, approx. 2.31 acres, filed by Bryan Vickers on behalf of the Vadie M. Vickers and Margaret S. Vickers Revocable Trust

Approval of this application is conditional upon the approval of Item C and/or Item D, due to the requirement for annexed properties to be adjacent to the city limits.

Motion was made by Dr. Wayne Lyssy, seconded by Mr. David Brown for a favorable recommendation to the City Council on the Petition for Annexation of Lot 3 of the “Piney Woods Acres” subdivision, located 11109 Army Rd, approx. 2.31 acres, filed by Bryan Vickers on behalf of the Vadie M. Vickers and Margaret S. Vickers Revocable Trust. All in favor. Motion carried.

F – Recommendation to the City Council on the Petition for Annexation of Lot 5 of the “Piney Woods Acres” subdivision, located 11109 Army Rd, approx. 2.24 acres, filed by Bryan Vickers on behalf of the Vadie M. Vickers and Margaret S. Vickers Revocable Trust

Approval of this application is conditional upon the approval of item D, due to the requirement for annexed properties to be adjacent to the city limits.

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 “Piney Woods Acres” subdivision, located 11109 Army Rd, approx. 2.24 acres, filed by Bryan Vickers on behalf of the Vadie M. Vickers and Margaret S. Vickers Revocable Trust. All in favor. Motion carried.

G – Recommendation to the City Council on the Petition for Annexation of a portion of parcel 1307350000006.008, located 11109 Army Rd, approx. 7.16 acres, filed by Bryan Vickers on behalf of the Vadie M. Vickers and Margaret S. Vickers Revocable Trust

Approval of this application is conditional upon the approval of item E and / or F, due to the requirement for annexed properties to be adjacent to the city limits.

Motion was made by Dr. Wayne Lyssy, seconded by Mr. David Brown for a favorable recommendation to the City Council on the Petition for Annexation of a portion of parcel 1307350000006.008, located 11109 Army Rd, approx. 7.16 acres, filed by Bryan Vickers on behalf of the Vadie M. Vickers and Margaret S. Vickers Revocable Trust. All in favor. Motion carried.

H – Recommendation to the City Council on the Petition for Annexation of 9290 Scott Lindsay Dr, parcel 1801120000028.018, approx. 0.48 acres, filed by David K. McGiboney

Motion was made by Dr. Wayne Lyssy, seconded by Mr. David Brown for a favorable recommendation to the City Council on the Petition for Annexation of 9290 Scott Lindsay Dr, parcel 1801120000028.018, approx. 0.48 acres, filed by David K. McGiboney. All in favor. Motion carried.

I – Recommendation to the City Council on the Petition for Annexation of 9300 Scott Lindsay Dr, parcel 1801120000045.010, approx. 0.48 acres, filed by Theodore May Jr & Johnnie Mae May

Motion was made by Mr. David Brown, seconded by Dr. Wayne Lyssy for a favorable recommendation to the City Council on the Petition for Annexation of 9300 Scott Lindsay Dr, parcel 1801120000045.010, approx. 0.48 acres, filed by Theodore May Jr & Johnnie Mae May. All in favor. Motion carried.

J – Recommendation to the City Council on the Petition for Annexation of 3490 Radcliff Rd, parcel 1903060000001.002, approx. 2.34 acres, filed by Pamela H. Williams

Motion was made by Dr. Wayne Lyssy, seconded by Mr. David Brown for a favorable recommendation to the City Council on the Petition for Annexation of 3490 Radcliff Rd, parcel 1903060000001.002, approx. 2.34 acres, filed by Pamela H. Williams. All in favor. Motion carried.

K – Recommendation to the City Council on the Petition for Annexation of 3276 Radcliff Rd, parcel 1903070000001.013, approx. 1.55 acres, filed by Randall L Jordan & Sharon L Jordan

Motion was made by Mr. David Brown, seconded by Dr. Wayne Lyssy for a favorable recommendation to the City Council on the Petition for Annexation of 3276 Radcliff Rd, parcel 1903070000001.013, approx. 1.55 acres, filed by Randall L Jordan & Sharon L Jordan. All in favor. Motion carried.

L – Recommendation to the City Council on the Petition for Annexation of 11853 Celeste Highland Dr W, parcel 1307250000058.000, approx. 1.37 acres, filed by Zachary C. Landrum

Motion was made by Mr. David Brown, seconded by Dr. Wayne Lyssy for a favorable recommendation to the City Council on the Petition for Annexation of 11853 Celeste Highland Dr W, parcel 1307250000058.000, approx. 1.37 acres, filed by Zachary C. Landrum. All in favor. Motion carried.

M – Recommendation to the City Council on the Petition for Annexation of Lot 27 of the “Celeste Highlands” subdivision, parcel 1307250000057.000, approx. 0.99 acres, filed by Richard L. Redding

Approval of this application is conditional upon the approval of Item L and/or Item N, due to the requirement for annexed properties to be adjacent to the city limits.

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 27 of the “Celeste Highlands” subdivision, parcel 1307250000057.000, approx. 0.99 acres, filed by Richard L. Redding. All in favor. Motion carried.

N – Recommendation to the City Council on the Petition for Annexation of Lot 28 of the “Celeste Highlands” subdivision, parcel 1307250000057.01, approx. 0.98 acres, filed by Richard L. Redding

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 27 of the “Celeste Highlands” subdivision, parcel 1307250000057.01, approx. 0.98 acres, filed by Richard L. Redding. All in favor. Motion carried.

O – Recommendation to the City Council on the Petition for Annexation of Lot 18 of the “Resubdivision of Lot 5 of the property of Mrs. J.C. DeWitt, Subdivision”, a portion of parcel 1908400003082.000, approx. 0.99 acres, filed by Joanie T. Daniels & Elmore Daniels Jr.

Motion was made by Mr. David Brown, seconded by Dr. Wayne Lyssy for a favorable recommendation to the City Council on the Petition for Annexation of Lot 18 of the “Resubdivision of Lot 5 of the property of Mrs. J.C. DeWitt, Subdivision”, a portion of parcel 1908400003082.000, approx. 0.99 acres, filed by Joanie T. Daniels & Elmore Daniels Jr. All in favor. Motion carried.

P – Recommendation to the City Council on the Petition for Annexation of Lot 19 of the “Resubdivision of Lot 5 of the property of Mrs. J.C. DeWitt, Subdivision”, a portion of parcel 1908400003082.000, approx. 0.99 acres, filed by Joanie T. Daniels & Elmore Daniels Jr.

Approval of this application is conditional upon the approval of item O, due to the requirement for annexed properties to be adjacent to the city limits.

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 19 of the "Resubdivision of Lot 5 of the property of Mrs. J.C. DeWitt, Subdivision", a portion of parcel 1908400003082.000, approx. 0.99 acres, filed by Joanie T. Daniels & Elmore Daniels Jr. 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:

Darryl Andrews
Wayne E. Beggs
Don Brown
Clayton H. St