

The Saraland Planning Commission convened in regular session on October 10, 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
Capt. Clayton Horton
Mr. Barry Andrews
Dr. Wayne Lyssy
Mr. Vincent Walker

Absent: Secretary Julie McGuire
Mayor Howard Rubenstein

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

Motion was made by Dr. Wayne Lyssy, to approve the minutes from the September 12, 2023, regular meeting, seconded by Vice Chairman David Brown. Motion carried.

A motion was made by Dr. Wayne Lyssy, to approve the agenda for the October 10, 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 Vice Chairman David Brown

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

City Attorney Andy Rutens recommended approval of this amendment subject to the receipt of written documentation from the Saraland Water & Sewer Board approving the sewer connection and that the existing sanitary sewer system in place meets all relevant city, county, and state requirements and is operational.

Motion was made by Dr. Wayne Lyssy, seconded by Capt. Clayton Horton to approve 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 subject to the receipt of written documentation from the Saraland Water & Sewer Board approving the sewer connection and that the existing sanitary sewer system in place meets all relevant city, county, and state requirements and is operational. All in favor. Motion carried.

NEW BUSINESS:

A – Public Hearing & Preliminary/Final Subdivision Plat Review for the 2-lot subdivision “Sanders Army Road Subdivision”, concerning 10810 Army Rd, parcel 1307360000013.004, approx. 14.05 acres total, filed by Christopher Sanders

City Planner Brendan Schwandner stated Item A currently exists as one legal lot and would like to subdivide it into two legal lots. This is currently zoned R-1 low density single family residential and complies with all relevant setback, size, and density requirements. Planning recommends favorable approval.

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

Motion was made by Dr. Wayne Lyssy, seconded by Mr. Barry Andrews to approve the Preliminary/Final Subdivision Plat Review for the 2-lot subdivision “Sanders Army Road Subdivision”, concerning 10810 Army Rd, parcel 1307360000013.004, approx. 14.05 acres total, filed by Christopher Sanders. All in favor. Unanimous. Motion carried.

B – Recommendation to the City Council on the Petition for Annexation of 9230 Celeste Rd, parcel 1903070000022.001, approx. 1.2 acres, to be zoned R- 1, filed by Richard A. Jackson & Vivian W. Jackson

City Planner Brendan described this application as current use is single family residential and proposed zoning will be R-1 low density single family residential. No issues were found following planning/engineering/public works/public safety reviews and notarized hold harmless form has been completed. Planning recommends favorable approval.

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 9230 Celeste Rd, parcel 1903070000022.001, approx. 1.2 acres, to be zoned R- 1, filed by Richard A. Jackson & Vivian W. Jackson. All in favor. Motion carried.

C – Recommendation to the City Council on the Petition for Annexation of 10360 Celeste Rd, parcel 1903060000001.011, approx. 2.1 acres, to be zoned R-1, filed by Aladra W. McCree & Glenn W. McCree, Jr.

City Planner Brendan described this application as current use is single family residential and proposed zoning will be R-1 low density single family residential. No issues were found following planning/engineering/public works/public safety reviews and notarized hold harmless form has been completed. Planning recommends favorable approval.

Motion was made by Mr. David Brown, seconded by Mr. Barry Andrew for a favorable recommendation to the City Council on the Petition for Annexation of 10360 Celeste Rd, parcel 1903060000001.011, approx. 2.1 acres, to be zoned R-1, filed by Aladra W. McCree & Glenn W. McCree, Jr. All in favor. Motion carried.

D – Recommendation to the City Council on the Petition for Annexation of 3745 Hickory Dr, parcel 1801120000045.11, approx. 0.5 acres, to be zoned R-1, filed by Richard T. Johnson & Cynthia M. Johnson

City Planner Brendan described this application as current use is single family residential and proposed zoning will be R-1 low density single family residential. No issues were found following planning/engineering/public works/public safety reviews and notarized hold harmless form has been completed. Planning recommends favorable approval.

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 3745 Hickory Dr, parcel 1801120000045.11, approx. 0.5 acres, to be zoned R-1, filed by Richard T. Johnson & Cynthia M. Johnson. All in favor. Motion carried.

E – Recommendation to the City Council on the Petition for Annexation of Lot 28 of the “High Country Estates, Second Unit” subdivision, located at 3681 Holly Dr, approx. 0.5 acres, to be zoned R-1, filed by James Bush

City Planner Brendan described this application as current use is single family residential and proposed zoning will be R-1 low density single family residential. No issues were found following planning/engineering/public works/public safety reviews and notarized hold harmless form has been completed. Planning recommends favorable approval.

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 28 of the “High Country Estates, Second Unit” subdivision, located at 3681 Holly Dr, approx. 0.5 acres, to be zoned R-1, filed by James Bush. All in favor. Motion carried.

F – Recommendation to the City Council on the Petition for Annexation of a portion of parcel 1801120000028.02, located at 3681 Holly Dr, approx. 0.5 acres, to be zoned R-1, filed by James Bush

City Planner Brendan described this application as current use is the undeveloped rear portion of previous item E and proposed zoning will be R-1 low density single family residential. This property would have to be formally subdivided if they wanted to build on it. No issues were found following planning/engineering/public works/public safety reviews and notarized hold harmless form has been completed. Planning recommends favorable approval.

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 a portion of parcel 1801120000028.02, located at 3681 Holly Dr, approx. 0.5 acres, to be zoned R-1, filed by James Bush. All in favor. Motion carried.

G – Recommendation to the City Council on the Petition for Annexation of 8000 Kali Oka Rd, parcel 1806230000045.001, approx. 5.0 acres, to be zoned R-1, filed by Reva Hall Lewis

City Planner Brendan described this application as current use is single family residential and proposed zoning will be R-1 low density single family residential. No issues were found following planning/engineering/public works/public safety reviews and notarized hold harmless form has been completed. Planning recommends favorable approval.

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 8000 Kali Oka Rd, parcel 1806230000045.001, approx. 5.0 acres, to be zoned R-1, filed by Reva Hall Lewis. All in favor. Motion carried.

H – Recommendation to the City Council on the Petition for Annexation of 1951 Radcliff Rd, parcel 1902090000004.020, approx. 3.6 acres, to be zoned R-1, filed by Thomas J. Bumpers & Sharon A. Bumpers

City Planner Brendan described this application as current use is single family residential and proposed zoning will be R-1 low density single family residential. No issues were found following planning/engineering/public works/public safety reviews and notarized hold harmless form has been completed. Planning recommends favorable approval.

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 1951 Radcliff Rd, parcel 1902090000004.020, approx. 3.6 acres, to be zoned R-1, filed by Thomas J. Bumpers & Sharon A. Bumpers. All in favor. Motion carried.

I – Recommendation to the City Council on the Petition for Annexation of 2120 Radcliff Rd, parcel 1902090000004.001, approx. 4.2 acres, to be zoned R-1, filed by Barbara A. Kelley

City Planner Brendan described this application as current use is single family residential and proposed zoning will be R-1 low density single family residential. No issues were found following planning/engineering/public works/public safety reviews and notarized hold harmless form has been completed. Planning recommends favorable approval.

Motion was made by Mr. David Brown, seconded by Mr. Vincent Walker for a favorable recommendation to the City Council on the Petition for Annexation of 2120 Radcliff Rd, parcel 1902090000004.001, approx. 4.2 acres, to be zoned R-1, filed by Barbara A. Kelley. All in favor. Motion carried.






J – Recommendation to the City Council on the Petition for Annexation of 2255 Radcliff Rd, parcel 1903080000002.004, approx. 2.0 acres, to be zoned R-1, filed by Timothy R. Speights & Christi M. Speights

City Planner Brendan described this application as current use is single family residential and proposed zoning will be R-1 low density single family residential. No issues were found following planning/engineering/public works/public safety reviews and notarized hold harmless form has been completed. Planning recommends favorable approval.

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 2255 Radcliff Rd, parcel 1903080000002.004, approx. 2.0 acres, to be zoned R-1, filed by Timothy R. Speights & Christi M. Speights. All in favor. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:02 p.m.

ACCEPTED AND APPROVED:

[Handwritten signature]