

The Saraland Planning Commission convened in regular session on November 14, 2023, at the Saraland City Court Room. The meeting was called to order at 5:30 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

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

Absent: Mayor Howard Rubenstein  
Mr. Vincent Walker

Others present: Brendan Schwandner, City Planner; Andy Rutens, City Attorney; Terry Dunn, Chief Building Official; Laura Tarver, Chief of Central Permitting.

Motion was made by Dr. Wayne Lyssy, to approve the minutes from the October 10, 2023, regular meeting, seconded by Vice Chairman David Brown. All in favor. Motion carried.

Motion was made by Dr. Wayne Lyssy, to approve the agenda for the November 14, 2023, regular meeting, seconded by Vice Chairman David Brown. All in favor. Motion carried.

Chairman Scooter Thronson called for conflicts of interest of any agenda item for members of the Planning Commission. City Attorney, Andy Rutens recused himself from Item C the Public Hearing & Preliminary/Final Subdivision Plat Review for the 2-lot subdivision "Re-subdivision of Lots 49 & 50, Cleveland's Fifth Addition to Saraland", concerning 207 Saraland Blvd N, parcel 1908330008026.000, approx. 3.05 acres total, filed by Johnny Holley on behalf of Sawyer Leasing Company, Inc. Mr. Rutens stated Mr. Perloff has been in contact with Mr. Schwandner in regards to this item.

Invocation by Mr. Wayne Biggs

**OLD BUSINESS: None**

**NEW BUSINESS:**

A – Public Hearing & Preliminary Subdivision Plat Review for the 79-lot subdivision “Bear Run Subdivision Phase 1”, concerning parcels 1904190000001.054, 1904190000001.065, 1904190000001.236, & 1904190000001.098, approx. 55.62 acres total, filed by Dewberry on behalf of Moore Properties, LLC

City Planner Brendan Schwandner stated in regard to items A & B, the final PUD application for this development received approval at the August 2023 Planning Commission meeting, contingent upon the provision of a revised Final PUD layout plan which contains a note or depiction of the recommendations of the approved traffic study. The revised layout plan was subsequently received and accepted. This development consists of 2 phases, containing 207 lots total, with two means of ingress/egress – one onto Celeste Road and the other through Biltmore Drive in Charleston Ridge. It proposes 98.85 acres of developed area and 40.28 acres of open space, including 16.03 acres of recreational space intended for a preservation area containing multi-use trail and educational signage. The Preliminary PUD submittals were reviewed for public safety compliance by Capt. Horton, who noted no issues. The City Engineer recommended approval with the condition that the applicant addresses a number of comments, including the provision of details on improvements within the Celeste Road ROW, revisions to drainage and grading details, and revisions to sidewalks for compliance with ADA criteria. As such, Planning recommends approval contingent upon revised submittals which address the City Engineer’s comments.

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

Motion was made by Dr. Wayne Lyssy, seconded by David Brown to approve the Preliminary Subdivision Plat Review for the 79-lot subdivision “Bear Run Subdivision Phase 1”, concerning parcels 1904190000001.054, 1904190000001.065, 1904190000001.236, & 1904190000001.098, approx. 55.62 acres total, filed by Dewberry on behalf of Moore Properties, LLC, contingent upon revisions to the plat to address the City Engineer’s comments. Mr. Wayne Biggs questioned if the layout and lot sizes in Phase I will remain the same as the previously approved PUD, and Mr. Schwandner stated no changes were made. He also added a traffic study has been completed and a decel lane will be added to Celeste Rd on the North and South side and there as well as a left and right turn entering Celeste Rd. from Bear Run subdivision. All in favor. Unanimous. Motion carried.

B – Public Hearing & Preliminary Subdivision Plat Review for the 128-lot subdivision “Bear Run Subdivision Phase 2”, concerning parcels 1904190000001.236, & 1904190000001.098, approx. 59.26 acres total, filed by Dewberry on behalf of Moore Properties, LLC

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

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

Motion was made by Dr. Wayne Lyssy, seconded by David Brown to approve the Preliminary Subdivision Plat Review for the 128-lot subdivision "Bear Run Subdivision Phase 2", concerning parcels 1904190000001.236, & 1904190000001.098, approx. 59.26 acres total, filed by Dewberry on behalf of Moore Properties, LLC, contingent upon revisions to the plat to address the City Engineer's comments. All in favor. Unanimous. Motion carried.

C – Public Hearing & Preliminary/Final Subdivision Plat Review for the 2-lot subdivision "Re-subdivision of Lots 49 & 50, Cleveland's Fifth Addition to Saraland", concerning 207 Saraland Blvd N, parcel 1908330008026.000, approx. 3.05 acres total, filed by Johnny Holley on behalf of Sawyer Leasing Company, Inc.

City Planner Brendan Schwandner described the purpose of this application as currently zoned B-2 General Business and complies with all relevant setback, size, and density requirements. He stated Mr. Perloff reviewed the submittals for review and found no issues with granting approval. Mr. Schwandner stated it should be noted that the city owns the property directly south and southwest of the subdividing property, and the city has access to their property through this property via an ingress/egress easement along the rear of the existing building. This easement is represented on the plat and is to remain in place with approval of the subdivision. Planning recommends 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 David Brown to approve the Preliminary/Final Subdivision Plat Review for the 2-lot subdivision "Re-subdivision of Lots 49 & 50, Cleveland's Fifth Addition to Saraland", concerning 207 Saraland Blvd N, parcel 1908330008026.000, approx. 3.05 acres total, filed by Johnny Holley on behalf of Sawyer Leasing Company, Inc. Dr. Wayne Lyssy questioned concerns in regards to the water main and Capt. Clayton Horton informed him there is a capped private hydrant on the property, however it is the property owners responsibility. Johnny Holley with Thompson Engineered clarified the Northwest side of the easement behind the building extends along the City's property and should not impact the entrance to the property. All in favor. Unanimous. Motion carried.

D – Recommendation to the City Council on the Petition for Annexation of Lot 2A of the Resubdivision of Lots 1 and 2 of the Resubdivision of Lot A, Timberline Subdivision, located at 9090 Celeste Rd, approx. 2.1 acres, to be zoned R-1, filed by Marshall L. Raines & Rose H. Raines

City Planner Brendan Schwandner stated this property's current use is single family residential and is proposed to be zoned R-1 Low Density Single Family Residential. Mr. Schwandner



mentioned no issues found following planning/engineering/public works/public safety reviews and a notarized hold harmless form has been submitted. Planning recommends favorable approval.

Dr. Wayne Lyssy brought up a concern regarding the house being annexed into the City of Saraland, but the pool, which is located on the second lot, would not be annexed. Capt. Clayton Horton assured the Planning Commission members that the Fire/Rescue and the Medical/Emergency Response personnel responds to the generated address therefore they would be dispatched to the actual location.

Motion was made by Dr. Wayne Lyssy, seconded by David Brown to postpone the recommendation of the Petition for Annexation of Lot 2A of the Resubdivision of Lots 1 and 2 of the Resubdivision of Lot A, Timberline Subdivision, located at 9090 Celeste Rd, approx. 2.1 acres, to be zoned R-1, filed by Marshall L. Raines & Rose H. Raines, to the next Planning Commission meeting in order to gain clarification regarding the lot with the pool and whether a business is being run out of this location.

Roll call:

Yes (to postpone):

David Brown  
Dr. Wayne Lyssy  
Capt. Clayton Horton

No (to postpone):

Chairman Scooter Thronson  
Julie McGuire  
Councilman Wayne Biggs  
Barry Andrews

Additional discussion regarding the lot located behind requested annexation lot, currently located in the county with the pool and possible business being operated.

Motion was made by Wayne Biggs, seconded by Barry Andrews to give a favorable recommendation of the Petition for Annexation of Lot 2A of the Resubdivision of Lots 1 and 2 of the Resubdivision of Lot A, Timberline Subdivision, located at 9090 Celeste Rd, approx. 2.1 acres, to be zoned R-1, filed by Marshall L. Raines & Rose H. Raines.

Roll call:

Yes:

Chairman Scooter Thronson  
David Brown  
Julie McGuire  
Councilman Wayne Biggs  
Capt. Clayton Horton  
Barry Andrews  
Dr. Wayne Lyssy

Motion carried.

E – Recommendation to the City Council on the Petition for Annexation of 9100 Celeste Rd, parcel 1904180000001.017, approx. 0.6 acres, to be zoned R-1, filed by Jerre K. Bilbo & Thomas E. Bilbo

City Planner Brendan Schwandner described this property's current use is single family residential and is proposed to be zoned R-1 Low Density Single Family Residential. He mentioned no issues found following planning/engineering/public works/public safety reviews and a notarized hold harmless form has been submitted. Planning provides a favorable recommendation.

Motion was made by Dr. Wayne Lyssy, seconded by Julie McGuire to give a favorable recommendation of the Petition for Annexation of 9100 Celeste Rd, parcel 1904180000001.017, approx. 0.6 acres, to be zoned R-1, filed by Jerre K. Bilbo & Thomas E. Bilbo. All in favor. Motion carried.

F – Recommendation to the City Council on the Petition for Annexation of 10175 Celeste Rd, parcel 1801010000002.014, approx. 12.0 acres, to be zoned R-1, filed by Edward H. Holmes on behalf of the Celeste Road Baptist Church

City Planner Brendan Schwandner stated this property's current use is as a church and is proposed to be zoned R-1 Low Density Single Family Residential. He mentioned no issues were found following planning/engineering/public works/public safety reviews and a notarized hold harmless form has been submitted. Planning provides a favorable recommendation.

Motion was made by Dr. Wayne Lyssy, seconded by Capt. Clayton Horton to give a favorable recommendation of the Petition for Annexation of 10175 Celeste Rd, parcel 18011200000045.16, approx. 12.0 acres, to be zoned R-1, filed by Edward H. Holmes on behalf of the Celeste Road Baptist Church. All in favor. Motion carried.

G – Recommendation to the City Council on the Petition for Annexation of Lot 16, Janwood Hills, located at 3820 Lowell Ln, approx. 1.1 acres, to be zoned R-1, filed by Pauline P. Savell

City Planner Brendan Schwandner stated this property's current use is single family residential and is proposed to be zoned R-1 Low Density Single Family Residential. He mentioned no issues have been found following planning/engineering/public works/public safety reviews and a notarized hold harmless form has been submitted. Planning provides a favorable recommendation.

Motion was made by Dr. Wayne Lyssy, seconded by David Brown to give a favorable recommendation of the Petition for Annexation of Lot 16, Janwood Hills, located at 3820 Lowell Ln, approx. 1.1 acres, to be zoned R-1, filed by Pauline P. Savell. All in favor. Motion carried.

H – Recommendation to the City Council on the Petition for Annexation of a portion of parcel 1801120000045.16, located at 3820 Lowell Ln, approx. 0.5 acres, to be zoned R-1, filed by Pauline P. Savell

City Planner Brendan Schwandner stated this property's current use is single family residential and is proposed to be zoned R-1 Low Density Single Family Residential. He mentioned that no issues have been found following planning/engineering/public works/public safety reviews and a notarized hold harmless form has been submitted. Planning provides a favorable recommendation.

Dr. Wayne Lyssy questioned the purpose of the structure on the property and was informed that it is a garage.

Motion was made by David Brown, seconded by Dr. Wayne Lyssy to give a favorable recommendation of the Petition for Annexation of a portion of parcel 1801120000045.16, located at 3820 Lowell Ln, approx. 0.5 acres, to be zoned R-1, filed by Pauline P. Savell. All in favor. Motion carried.

I – Recommendation to the City Council on the Petition for Annexation of 3773 Scott Lindsay Ln, parcel 1801120000045.019, approx. 0.5 acres, to be zoned R-1, filed by Kelly D. Estle

City Planner Brendan Schwandner stated this property's current use is single family residential and is proposed to be zoned R-1 Low Density Single Family Residential. Mr. Schwandner stated City Engineer Kirby Latham and Captain Horton made mention of the condition of the road as a private single-lane gravel road, both stating that while they do not believe this should be a means to deny the request, it is something the owner should take into consideration upon approval. The hold harmless agreement acknowledging that the city will not maintain or improve the roadway, as well as the possibility of increased emergency response times has been notarized and submitted. Planning gives a favorable recommendation.

Motion was made by Dr. Wayne Lyssy, seconded by Capt. Clayton Horton to give a favorable recommendation of the Petition for Annexation of 3773 Scott Lindsay Ln, parcel

1801120000045.019, approx. 0.5 acres, to be zoned R-1, filed by Kelly D. Estle. All in favor.  
Motion carried.

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

**ACCEPTED AND APPROVED:**



Wayne E. Buzzi

Barry Andrews

Scott



