

The Saraland Planning Commission convened in regular session on January 9, 2024, at the Saraland City Court Room. The meeting was called to order at 5:36 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

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

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

Motion was made by Dr. Wayne Lyssy, to approve the minutes from the December 12, 2023, regular meeting, seconded by Mr. Barry Andrews. All in favor. Motion carried.

Motion was made by Dr. Wayne Lyssy, to approve the agenda for the January 9, 2024, regular meeting, seconded by Mr. Barry Andrews. All in favor. Motion carried.

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

Invocation by Mr. Wayne Biggs

OLD BUSINESS:

A – Discussion/Recommendation to the City Council on an Amendment to Article XVII (17) “Procedures for Subdivision Review”, and the addition of Article XX (20) “Public and Private Subdivision Standards” to the Land Use and Development Ordinance

Motion was made by Wayne Biggs, seconded by Mayor Howard Rubenstein to postpone consideration of the Discussion/Recommendation to the City Council on an Amendment to Article XVII (17) “Procedures for Subdivision Review”, and the addition of Article XX (20) “Public and Private Subdivision Standards” to the Land Use and Development Ordinance to the next regular session meeting. All in favor. Motion carried.

NEW BUSINESS:

A – Public Hearing & Final Subdivision Plat Review for the 30-lot subdivision “Rolling Hills Estates”, concerning parcel 1904180000001.078, located on Celeste Rd, approx. 100.37 acres total, filed by Jason Linder on behalf of Moore Properties, LLC.

City Planner Brendan Schwandner stated this complies with all relevant setback, size, and density requirements. The preliminary plat was approved at the January 11, 2022 planning commission meeting, contingent upon:

- o Review and acceptance of a sufficient grading plan, revised utility plan, road specification plan (Ex. Road testing, emergency vehicles, etc.), landscape and sidewalk plan, and current traffic study.

Mr. Schwandner stated the grading plan, landscape plan, sidewalk plan, and traffic study requests have been addressed. The utility plan and road specifications plan were only received a couple days prior to the meeting, not allowing enough time for proper Engineering and public safety review. Planning recommends approval contingent upon final review by the City Engineer and public safety, and provision of a revised plat containing precautions to ensure that concentrated flows are prevented to minimize erosion and stormwater turbidity throughout the subdivision, per the City Engineer’s review of the preliminary plat.

Motion was made by Dr. Wayne Lyssy, seconded by Mr. Barry Andrews to approve the Final Subdivision Plat Review for the 30-lot subdivision “Rolling Hills Estates”, concerning parcel 1904180000001.078, located on Celeste Rd, approx. 100.37 acres total, filed by Jason Linder on behalf of Moore Properties, LLC, contingent upon final review by the City Engineer and public safety, and provision of a revised plat containing precautions to ensure that concentrated flows are prevented to minimize erosion and stormwater turbidity throughout the subdivision, per the City Engineer’s review of the preliminary plat. All in favor. Unanimous. Motion carried.

Roll call:

Yes:

Chairman Scooter Thronson

Julie McGuire

Mayor Howard Rubenstein

Wayne Biggs

Captain Clayton Horton

Barry Andrews

Dr. Wayne Lyssy

B – Recommendation to the City Council on the Petition for Annexation of 8035 Kali Oka Rd, a portion of parcel 1807260002074.000, approx. 0.69 acres, to be zoned R-1, filed by Trevor C. Lewis & Blakeley R. Lewis

City Planner Brendan Schwandner stated the current use is single family residential and the proposed zoning is R-1 Low Density Single Family Residential. Mr. Schwandner stated no issues were found following planning/engineering/public works/public safety reviews and the notarized hold harmless form has been submitted.

Motion was made by Dr. Wayne Lyssy, seconded by Captain Clayton Horton to give a favorable recommendation of the Petition for Annexation of 8035 Kali Oka Rd, a portion of parcel 1807260002074.000, approx. 0.69 acres, to be zoned R-1, filed by Trevor C. Lewis & Blakeley R. Lewis. All in favor. Motion carried.

C – Recommendation to the City Council on the Petition for Annexation of 10550 Kali Oka Rd, parcel 1805220000015.000, approx. 4.09 acres, to be zoned R-1, filed by Jacob W. Lewis & Lauren L. Lewis

City Planner Brendan Schwandner stated the current use is a single family residential and the proposed zoning is R-1 Low Density Single Family Residential. Mr. Schwandner stated no issues found following planning/engineering/public works/public safety reviews and a notarized hold harmless form has been submitted.

Motion was made by Dr. Wayne Lyssy, seconded by Barry Andrews to give a favorable recommendation of the Petition for Annexation of 10550 Kali Oka Rd, parcel 1805220000015.000, approx. 4.09 acres, to be zoned R-1, filed by Jacob W. Lewis & Lauren L. Lewis. All in favor. Motion carried.

D – Recommendation to the City Council on the Petition for Annexation of 2880 Radcliff Rd, parcel 1903080000001.015, approx. 3.00 acres, to be zoned R-1, filed by Ica Lee Bell.

City Planner Brendan Schwandner stated the current use is single family residential and the proposed zoning is R-1 Low Density Single Family Residential. Mr. Schwandner stated no issues were found following planning/engineering/public works/public safety reviews and a notarized hold harmless form has been submitted.

Motion was made by Dr. Wayne Lyssy, seconded by Barry Andrews to give a favorable recommendation of the Petition for Annexation of 2880 Radcliff Rd, parcel 1903080000001.015, approx. 3.00 acres, to be zoned R-1, filed by Ica Lee Bell. All in favor. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 5:47 p.m.

ACCEPTED AND APPROVED:



Howard Rubenstein



Wayne E. Buzgi



Scottie T.