

The Saraland Planning Commission convened in special session on February 27, 2024, at the Saraland City Court Room. The meeting was called to order at 5:34 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

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

Others present: Brendan Schwandner, City Planner; Andy Rutens, 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 Councilman Wayne Biggs, to approve the agenda for the February 27, 2024, special called 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. No conflicts.

Invocation by Mr. Barry Andrews

OLD BUSINESS:

A –Preliminary/Final Subdivision Plat Review for a 1-lot subdivision concerning parcels 2202102000041.000 and 2202102000041.02, located at 150 Jacintoport Blvd, approx. 15.3 acres total, filed by Cory Williams on behalf of Merchants Transfer Company, Inc. & Southern Region Industrial

City Planner Brendan Schwandner described the purpose of this application and stated it complies with relevant size and density requirements. Planning recommends approval.

Motion was made by Dr. Wayne Lyssy, seconded by David Brown to approve the Preliminary/Final Subdivision Plat Review for a 1-lot subdivision concerning parcels 2202102000041.000 and 2202102000041.02, located at 150 Jacintoport Blvd, approx. 15.3 acres

total, filed by Cory Williams on behalf of Merchants Transfer Company, Inc. & Southern Region Industrial. All in favor. Unanimous. Motion carried.

B –Preliminary/Final Subdivision Plat Review for a 2-lot subdivision concerning parcels 2202103000001.000, 2202103000002.000, 2202104000002.000, and 2201110000001.03, located near Industrial Pkwy Ext, approx. 119.6 acres total, filed by Cory Williams on behalf of Vertex Refining Alabama, LLC & Southern Region Industrial

City Planner Brendan Schwandner stated this request concerns only the portion of Lot 1 located within the Saraland City Limits, as the remainder of Lot 1 and all of Lot 2 are within Mobile City limits and are not subject to Saraland Subdivision Regulations. Mr. Schwandner also stated a subdivision request regarding this plat was submitted for review by the Mobile City Planning Commission as well. The plat contains signature blanks for signing by both jurisdictions and complies with relevant size and density requirements. Planning recommends approval, contingent that the applicant provide the following:

- Proof of approval of the plat by the Mobile City Planning Commission

Motion was made by Dr. Wayne Lyssy, seconded by Capt. Clayton Horton to approve the Preliminary/Final Subdivision Plat Review for a 2-lot subdivision concerning parcels 2202103000001.000, 2202103000002.000, 2202104000002.000, and 2201110000001.03, located near Industrial Pkwy Ext, approx. 119.6 acres total, filed by Cory Williams on behalf of Vertex Refining Alabama, LLC & Southern Region Industrial contingent upon the proof of approval of the plat by the Mobile City Planning Commission. All in favor. Unanimous. Motion carried.

C –Preliminary/Final Subdivision Plat Review for 1-lot the subdivision “Ward Landing” concerning 2000 Radcliff Rd, parcel 1902090000001.000, approx. 26.79 acres total, filed by Rodney D. Ward & Donna C. Ward

City Planner Brendan Schwandner stated this application complies with relevant size, density, and setback requirements. He noted the proposed lot is accessible by a 60' ingress/egress easement adjoining another 80' ingress/egress easement which connects to Radcliff Rd. Planning recommended approval, contingent upon the provision of a revised plat which addresses the following:

- Removal of “preliminary” stamp prior to signing of the plat

Motion was made by Dr. Wayne Lyssy, seconded by Mr. Vincent Walker to approve the Preliminary/Final Subdivision Plat Review for 1-lot the subdivision “Ward Landing” concerning 2000 Radcliff Rd, parcel 1902090000001.000, approx. 26.79 acres total, filed by Rodney D. Ward & Donna C. Ward contingent upon the removal of “preliminary” stamp prior to signing of the plat. All in favor. Unanimous. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 5:40 p.m.

ACCEPTED AND APPROVED:

