

The Saraland Planning Commission convened in regular session on September 10, 2024, at the Saraland Municipal Court. The meeting was called to order at 5:35 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

Present: Chairman Scooter Thronson
Vice Chairman David Brown
Mayor Dr. Howard Rubenstein
Council Representative Wayne Biggs
Chief Lee Smith
Mr. Barry Andrews
Doctor Wayne Lyssy

Absent: Secretary Julie McGuire
Mr. Vincent Walker

Others present: Mike Black, Saraland Chief Building Official; Brendan Schwandner, Saraland City Planner; Jennifer Jemison, Zoning Inspector.

Motion was made by Dr. Wayne Lyssy, seconded by Mr. David Brown, to approve the minutes for the July 09 2024 regular meeting. All approved. Motion carried.

Motion was made by Dr. Wayne Lyssy, seconded by Mr. David Brown, to approve the September 10, 2024, Planning Commission agenda. All approved. Motion carried.

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

Mr. David Brown said the invocation.

OLD BUSINESS:

A. Review of the Draft City of Saraland Comprehensive Plan

Motion was made by Wayne Biggs, seconded by Wayne Lyssy to postpone this item due to no attorney being present. All approved. Motion carried

NEW BUSINESS:

A Site Plan Review for McDonald's, located at 1030 Industrial Pkwy, parcel 2203081000089.013, for the construction of a quick-service restaurant on a B-2 zoned lot, filed by Ofi chito on behalf of Huffman Land, LLC.

This concerns the development of approximately 1.39 acres of land at 1030 industrial Parkway, a property which is currently zoned B-2 general Business and is surrounded by B-2 zoned properties to the north/east/west, and M-1 zoned properties to the south. The site plan proposes ingress/egress access to the easternmost entrance to Walmart, with a existing three-way intersection at the easternmost entrance to Walmart, with a right-turn in, left turn in, right-turn out driveway. If this proposal receives Planning Commission approval, the City will require provision of ALDOT permits accepting these improvements prior to the issuance of site disturbance permits. A traffic impact study was provided and reviewed by the City Engineer. The Future Intersection Capacity Analysis contained indicates that overall levels of service for the study intersections are rated between C "desirable" and D "acceptable" during all peak hours. The westbound left turning movement at the westernmost Walmart entrance change from the current E "poor" rating the F "worst" as westbound traffic performs U-turns to reach destinations to the east. 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 each review. The provided parking lot plan shows designs which must be revised and details which must be included to meet City requirements, including the widening of driveways adjacent to angled parking to 18" indicated stall depths and widths for angled parking spaces, and minimum 9-foot stall widths for perpendicular parking spaces. The civil engineer has provided written acknowledgment of these requirements and intends to submit revisions to the plan.

Planning recommends approval contingent upon: The revision to the parking lot plan to meet City requirements on driveway and parking spaces dimensions. The Revision to the provided tree survey to indicate existing significant understory trees, and a revised and compatible landscaping plan. The provision of ALDOT permits approving of utility connections with the right-of-way prior to site disturbance. And lastly, the provision of ADEM permits prior to site disturbance.

Motion was made by Doctor Wayne Lyssy, seconded by David Brown for a favorable recommendation to approve Item A, subject to the revised plans submittal, parking lot, tree survey and landscaping. All approved. Motion Carried.

After some discussion Mayor Dr. Howard Rubenstein requested to amend the motion to include to them receiving their ALDOT approval.

Roll Call vote to add the ALDOT approval to the approved motion.

Chairman Scooter Thronson	Yes
Vice Chairman David Brown	Yes
Mayor Dr. Howard Rubenstein	Yes
Council Representative Wayne Biggs	Yes
Chief Lee Smith	Yes
Mr. Barry Andrews	Yes
Doctor Wayne Lyssy	Yes

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There being no further business to come before the Planning commission, the meeting adjourned at 5:48 p.m.

ACCEPTED AND APPROVED:

Scooter 2

Dee Kremer

Wayne Bizzell

Brian D. Dunn

John D. Jones
