

The Saraland Planning Commission convened in regular session on November 12, 2024, at the Saraland Municipal Court. The meeting was called to order at 5:47 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

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

Absent: Mr. Vincent Walker

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

Motion was made by Dr. Wayne Lyssy, seconded by Mr. David Brown, to approve the minutes for the October 8, 2024 regular meetings. All approved. Motion carried.

Motion was made by Dr. Wayne Lyssy, seconded by Mr. David Brown, to approve the November 12, 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. Wayne Biggs said the invocation.

OLD BUSINESS:

A. Review of the Draft City of Saraland Comprehensive Plan

Motion was made by Howard Rubenstein, seconded by Wayne Biggs to postpone this item pending completion of the traffic study. All approved. Motion carried

NEW BUSINESS:

A. Master Plan Review for the 65-lot "Cherry Hill Subdivision", concerning parcels 1807360000001.000 and 1807360000002.001, located in an R-1 Low Density Single Family Residential District, approx. 177.86 acres total, filed by Brett Real Estate Robinson Development Co, Inc.

This request concerns only the portion of this proposal which is located within the Saraland city limits – approximately 690 feet north of the south line of survey Section 36, which runs parallel to Lazy Buck Rd. This is a preliminary proposal of a single-family residential development adjacent to the existing Cherry Hill development, located east of Kali Oka Road and south of Lafitte Rd. The application proposes 65 lots, all of Low-Density single family residential character, and ranging in size from 0.34 acres to 11.73 acres. The plan proposes 37 lots fronting a new road accessed by Kali-Oka Rd and TM Brett Blvd, 14 lots fronting a new road accessed by Lazy Buck Rd, and an extension of the existing Brock Circle westward, providing access to 14 new lots and ending in a cul-de-sac.

Motion was made by Wayne Lyssy, seconded by David Brown to approve as long as easements and right-of-way is in place. All approved. Motion Carried.

- B. Public Hearing & Preliminary/Final Subdivision Plat Review for the 6-lot subdivision “Cherry Hill Unit 2A”, located on T.M. Brett Boulevard and Wisteria Lane West, concerning parcels 1807360000001.000 and 1807360000002.001, approx. 20.49 acres total, filed by Brett Real Estate Robinson Development Co, Inc.

This property is zoned R-1 low density single family residential, and is abutted by R-1 zoned properties on all sides. Complies with all relevant size and density requirements.

Sandy Akers commented about Kali Oka Road already being very crowded.

Motion was made by Wayne Lyssy for a favorable recommendation, seconded by David Brown. All approved. Motion carried.

Roll call vote: All approved. Motion carried.

- C. Public Hearing & Preliminary/Final Subdivision Plat Review for the 7-lot subdivision “Cherry Hill Unit 3”, located on Kali Oka Road, concerning parcel 1807360000002.001, approx. 14.00 acres total, filed by Brett Real Estate Robinson Development Co, Inc.

Lots 1 and 2, and a portion of Lot 3 are located outside the city limits but within the Extraterritorial Planning Jurisdiction. The remainder of the subject property is located within the city limits in an R-1 low density single family residential district. The property is abutted by other extraterritorial and R-1 zoned property. Complies with all relevant size and density requirements

Wayne Lyssy mentioned to consider easements and right-of-ways for future expansion.

Motion was made by Doctor Wayne Lyssy for a favorable recommendation, seconded by David Brown. All approved. Motion Carried.

Roll call vote: All approved. Motion carried.

- D. Planning Approval for the use of a B-2-zoned lot as a single-family residence at Lot 40 of Adams and Harris Addition to Saraland, parcel 1908330007100.000, located on Harris Avenue, filed by James Lucas & Beverly Lucas

This is to consider the approval of a single-family dwelling in a B-2 General Business district, a district which requires planning approval for single-family dwellings. While this property and all abutting properties are zoned B-2, it is believed this development would fit the existing mixed-use character of the surrounding neighborhood.

Motion was made by Wayne Lyssy, seconded by David Brown to approve as long as the owner understands the full set of stipulations. All approved. Motion Carried.

- E. Planning Approval for Taylor Construction Equipment & Taylor Sudden Service, for a proposed new office building and warehouse for machinery, tools, and construction equipment sales and service, located on a B-2-zoned lot at 1864 Shelton Beach Road, parcel 2204370002003.003, filed by Jeffrey George of RM Development Group on behalf of DBA Hess Enterprises, LLC

Motion was made by Wayne Lyssy, seconded by David Brown contingent upon final review and approval by the City Engineer. All approved. Motion Carried.

- F. Site Plan Review for Taylor Construction Equipment & Taylor Sudden Service, for a proposed new office building and warehouse for machinery, tools, and construction equipment sales and service, located on a B-2-zoned lot at 1864 Shelton Beach Road, parcel 2204370002003.003, filed by Jeffrey George of RM Development Group on behalf of DBA Hess Enterprises, LLC

This concerns the construction of a 7,118 square foot building for an office, parts warehouse and sales, and a concrete parking area adjacent to the existing structure. This property is currently zoned B-2 General Business and is surrounded by B-2-zoned properties to the north and west, M-1-zoned properties to the east, and the extraterritorial jurisdiction to the south. The site plan submittals were reviewed by Planning Staff, the Fire Inspector, and the City Engineer, and the applicant was provided the findings of these reviews.

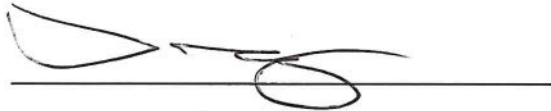
Motion was made by Wayne Lyssy, seconded by David Brown contingent upon final review and approval by the City Engineer. All approved. Motion Carried.

There being no further business to come before the Planning commission, the meeting adjourned at 6:03 p.m.

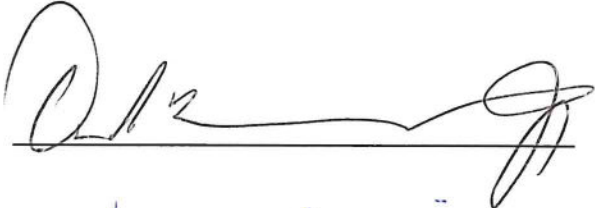
ACCEPTED AND APPROVED:



Jon B. Andrews



Wayne E. Buzzi



Julie M. Hume

