

The Saraland Planning Commission convened in regular session on June 10, 2025, at the Saraland Municipal Court. The meeting was called to order at 5:40 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

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

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 Vincent Walker, to approve the minutes for the May 13, 2025 regular meetings. All approved. Motion carried.

Motion was made by Dr. Wayne Lyssy, seconded by Vincent Walker, to approve the June 10, 2025, 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.

Barry Andrews said the invocation.

NEW BUSINESS:

- A. Public Hearing & Final Planned Unit Development Review for the proposed 99-lot subdivision "Celeste Road Subdivision Tract", to be zoned R-1 Low Density Single Family Residential, located on Celeste Road, concerning parcel 1904180000001.045 and portions of parcels 1806130000001.000 and 1806240000001.01, approx. 62.6 acres total, filed by Dan R. Gibbs of Atwell, LLC on behalf of J3 I, LLC

This is a proposed single-family residential development located on Celeste Road just south of The Oaks at Celeste Subdivision. The subject property is currently zoned and is proposed to remain as R-1 Low Density Single Family Residential. The Sketch Plan and Preliminary PUD applications for this proposal were previously considered and approved at the April 2025 Planning Commission meeting. The plan proposes a density of 1.6 dwelling units per acre with a minimum lot width of 100' at the front setback line, and lot areas ranging from 15,000 to 31,434 square feet. Each lot is proposed to have minimum

35-foot front setbacks, 5-foot side setbacks, and a 40-foot peripheral setback along the subdivision boundary. The proposal contains 16.4 acres of open space, 3.7 acres of which is provided as common landscaped areas. The development is proposed to include three separate trail networks adjacent to green space, and a future amenity area near the center of the development. Included in this is the provision of a landscaped area and trail network adjacent to Celeste Road, providing a landscaped and future development buffer between Celeste Road and the proposed development. The applicant has provided a generalized timeline of construction, with the land development phase beginning in November 2025, roadway construction beginning in July 2026, City inspection beginning in November 2026, and final inspection/sign off ending in February 2027.

Motion was made by Dr. Wayne Lyssy, seconded by Vincent Walker to approve.

Roll call vote:

Scooter Thronson	Yes
Dr. Howard Rubenstein	Yes
Councilman Wayne Biggs	Yes
Chief Lee Smith	Yes
Barry Andrews	Yes
Dr. Wayne Lyssy	Yes
Vincent Walker	Yes

All approved. Motion carried.

B. Master Plan Review for the proposed 153-lot subdivision "Bear Run North", to be zoned R-1 Low Density Single Family Residential, located east of Celeste Road, concerning parcel 190418000001.078, approx. 117.3 acres total, filed by Kimley-Horn on behalf of Moore Properties, LLC

This is the Master Plan submittal for a single-family residential development which was previously considered and denied at the December 2024 Planning Commission meeting, and again at the April 2025 Planning Commission meeting. The subject property is located just north of the Bear Run Subdivision Phases 1 & 2, and just south of the Rolling Hills Subdivision. The proposal has been revised to remain an R-1 Low Density Single Family Residential district, with a gross density of 1.3 dwelling units per acre, minimum 100' wide lots at the front setback line, and lot sizes ranging between 15,000 and 32,147 sq. ft. The plan proposes 35' front and rear setbacks, 10' side setbacks, and 25' corner side yard setbacks. The plan contains 153 lots total split into three phases, with phase 1 containing 50 lots, phase 2 containing 58 lots, and phase 3 containing 45 lots. The subdivision is proposed to tie into the existing Bear Run Subdivision, at the two stub-outs along the north boundary of the subdivision. Chief Austin Sealey reviewed the master plan and saw no issues with the proposal at this point in time.

Motion was made by Dr. Wayne Lyssy, seconded by Vincent Walker to approve.

Roll call vote:

Scooter Thronson	Yes
Dr. Howard Rubenstein	Yes
Councilman Wayne Biggs	Yes
Chief Lee Smith	Yes
Barry Andrews	Yes
Dr. Wayne Lyssy	Yes
Vincent Walker	Yes

All approved. Motion carried.

There being no further business to come before the Planning commission, the meeting adjourned at 5:45 p.m.

ACCEPTED AND APPROVED:


