

The Saraland Planning Commission convened in regular session on October 14, 2025, at the Saraland Municipal Court. The meeting was called to order at 6:06 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
Mr. Vincent Walker

Absent: None

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 Wayne Lyssy, seconded by Vincent Walker, to approve the minutes for the September 09, 2025 regular meetings. All approved. Motion carried.

Motion was made by Wayne Lyssy, seconded by David Brown, to approve the October 14, 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.

Wayne Biggs said the invocation.

OLD BUSINESS:

- A. Final Subdivision Plat Review for the proposed 79-lot subdivision "Bear Run Phase I", located in an R-1A Patio Residential District at 8380 Celeste Road, concerning parcels 1904190000001.054, 1904190000001.065, 1904190000001.266 and 1904190000001.098, approx. 55.62 acres total, filed by Dewberry on behalf of 68V Bear Run, 2024 LLC

The Preliminary Plat Review application for Phase I received approval at the November 2023 Planning Commission meeting, with construction commencing in March of 2024 and concluding on September 5, 2025. This phase contains two means of ingress/egress – one directly off Celeste Road and the other connecting to Biltmore Drive in the Charleston Ridge Subdivision to the south.

Phase I provides three stub-outs on the north and east boundaries of the subdivision for the expansion of future phases of the Bear Run and Bear Run North subdivisions. Phase I contains 29.64 acres of common area, approximately 7.56 acres of which is delineated wetlands to be preserved. A copy of the two-year 25% maintenance bond in the amount of \$489,897.00 has been provided with Employers Mutual Casualty Company as surety. A site walkthrough has been performed with City Engineer Kirby Latham and Public Works Superintendent Warren Stephens, as well as the Project Engineering team and contractors present. All punch list items noted during the walkthrough and subsequent inspections have been addressed, with the exception of the sparse grass cover across the site and within the city rights-of-way which is necessary to stabilize the site. The engineering team have provided a report on the grass and have stated that the issue will be resolved this week.

Planning recommends approval contingent upon: Completion of the Petition for Acceptance for Roads and/or Rights-of-way and Maintenance agreement for Stormwater Management Facilities prior to the issuance of any further permits; Addressing the concern with regards to stabilization of the site; Receipt of a hydrant flow test from Turnerville Water

Motion was made by Dr. Wayne Lyssy, seconded by Wayne Biggs to approve with all the contingencies.

Roll Call was as follows:

Scooter Thronson	Yes
David Brown	Yes
Julie McGuire	Yes
Mayor Dr. Howard Rubensein	Yes
Councilman Wayne Biggs	Yes
Chief Lee Smith	Yes
Barry Andrews	Yes
Dr. Wayne Lyssy	Yes
Vincent Walker	Yes

Majority approved. Motion carried.

NEW BUSINESS:

- A. Public Hearing & Preliminary Subdivision Plat Review for the 58-lot subdivision "Bear Run North Phase II", to be zoned R-1 Low Density Single Family Residential, located east of Celeste Road, concerning parcel 1904180000001.078, approx. 45.10 acres total, filed by Kimley-Horn on behalf of Moore Properties, LLC

Items A and B concern a total of 103 single-family residential lots in an R-1 district. Bear Run North Phase I received Preliminary Plat approval at the September 9th meeting,

Mike clarified that the Building Department is indeed responsible for inspection on BMP's, further stating that he had been in contact with the contractor on site to ensure that corrective action will be taken.

David Brown asked Chloe if she can provide the enhanced BMP plan within 7 days of this meeting.

Chloe stated that would be doable.

Motion was made by Vincent Walker, seconded by Dr. Wayne Lyssy to approve with all the contingencies concerning enhanced BMP's and meeting City Engineer's recommendations.

Roll Call was as follows:

Scooter Thronson	Yes
David Brown	Yes
Julie McGuire	Yes
Mayor Dr. Howard Rubensein	Yes
Councilman Wayne Biggs	Yes
Chief Lee Smith	Yes
Barry Andrews	Yes
Dr. Wayne Lyssy	Yes
Vincent Walker	Yes

Majority approved. Motion carried.

- B. Public Hearing & Preliminary Subdivision Plat Review for the 45-lot subdivision "Bear Run North Phase III", to be zoned R-1 Low Density Single Family Residential, located east of Celeste Road, concerning parcel 1904180000001.078, approx. 28.56 acres total, filed by Kimley-Horn on behalf of Moore Properties, LLC

Items A and B concern a total of 103 single-family residential lots in an R-1 district. Bear Run North Phase I received Preliminary Plat approval at the September 9th meeting, being the first phase of a three-phase 153-lot subdivision which previously received conceptual Master Plan approval at the June 10th Planning Commission meeting. The subject property is located just north of the connected Bear Run Subdivision Phases 1 & 2, and just south of the Rolling Hills Subdivision. The two phases propose a gross density of 1.29 dwelling units and 1.58 dwelling units per acre in Phases II and III respectively, minimum 100' wide lots at the front setback line, and minimum lot size of 15,000 sq. ft. Both phases are proposed with minimum 35' front and rear setbacks, 10' side setbacks, and 25' corner side yard setbacks. The site contains wetlands, as well as surrounding wooded areas which will be designated as common areas and will remain undisturbed. Chief Austin Sealey reviewed the master plan submittal and saw no issues with the

proposal from a public safety standpoint. City Engineer Kirby Latham's review comments have been provided to the applicant for abidance and revision as necessary.

Planning recommends approval contingent upon the applicant addressing and abiding by the recommendations of the City Engineer

Thomas Carroll reiterated his concerns related to increased traffic resulting from this development.

Motion was made by Vincent Walker, seconded by Dr. Wayne Lyssy to approve with all the contingencies concerning enhanced BMP's and meeting City Engineer's recommendations.

Roll Call was as follows:

Scooter Thronson	Yes
David Brown	Yes
Julie McGuire	Yes
Mayor Dr. Howard Rubensein	Yes
Councilman Wayne Biggs	Yes
Chief Lee Smith	Yes
Barry Andrews	Yes
Dr. Wayne Lyssy	Yes
Vincent Walker	Yes

Majority approved. Motion carried.

- C. Public Hearing & Preliminary/Final Subdivision Plat Review for the 1-lot subdivision "Lot 12, Celeste Springs, Phase 4 Lot Line Adjustment", located in an R-1 Low Density Single Family Residential District at 1135 Celeste Springs Drive, concerning parcels 1903060000001.043 & 1209310000001.033, approx. 3.09 acres total, filed by Alexander Howard IV on behalf of owners Christopher Connell, Stephanie Connell, and Clearwater Land and Minerals, LLC

This concerns a proposed subdivision to convey an approx. 0.16 acre portion of Lot 12 to Radcliff, LLC for the purpose of allowing access to an anticipated ingress/egress easement onto the adjoining property located to the east, owned by Clearwater Land and Minerals LLC.

A note has been provided on the plat to state this intended purpose, further stating that this conveyed portion will not be utilized for the construction of structures.

Planning staff recommends approval of this proposal.

Motion was made by Dr. Wayne Lyssy, seconded by David Brown to approve.

Roll Call was as follows:

Scooter Thronson	Yes
David Brown	Yes
Julie McGuire	Yes
Mayor Dr. Howard Rubensein	Yes
Councilman Wayne Biggs	Yes
Chief Lee Smith	Yes
Barry Andrews	Yes
Dr. Wayne Lyssy	Yes
Vincent Walker	Yes

Majority approved. Motion carried.

- D. Public Hearing & Preliminary/Final Subdivision Plat Review for the 3-lot subdivision "Ronnie Rivers Subdivision", located at 6252 Spice Pond Road within the extraterritorial planning jurisdiction, concerning parcels 808280000052.004, 1808280000052.001, & 1808280000052.005, approx. 6.5 acres total, filed by Ronnie Rivers

This concerns a proposal to create a three-lot subdivision to override the existing Lots 2 and 3 of the Henry Lee Guy Subdivision, located at 6252 Spice Pond Road. The subdivision complies with all relevant size, setback, and density requirements.

Planning staff recommends approval of this proposal.

Motion was made by Wayne Lyssy, seconded by David Brown to approve.

Roll Call was as follows:

Scooter Thronson	Yes
David Brown	Yes
Julie McGuire	Yes
Mayor Dr. Howard Rubensein	Yes
Councilman Wayne Biggs	Yes
Chief Lee Smith	Yes
Barry Andrews	Yes
Dr. Wayne Lyssy	Yes
Vincent Walker	Yes

Majority approved. Motion carried.

- E. Recommendation to the City Council on the Petition for Annexation of parcel 1903060000001.004, located on Radcliff Road, approx. 2.2 acres, to be zoned R-1 Low Density Single Family Residential, filed by Conner Jednat & Carley Jednat.

Current use: Undeveloped: Proposed zoning: R-1 Low Density Single Family Residential. No issues found following planning, fire safety, engineering, & public works reviews. The Alabama Power right-of-way runs through an approximately 100-foot wide portion of this lot. The Building Department will ensure that any future development that occurs on this property complies with all jurisdictional requirements and obtains all necessary permitting.

Planning staff provide a favorable recommendation.

Motion was made by Dr. Wayne Lyssy, seconded by David Brown to approve.

Roll Call was as follows:

Scooter Thronson	Yes
David Brown	Yes
Julie McGuire	Yes
Mayor Dr. Howard Rubensein	Yes
Councilman Wayne Biggs	Yes
Chief Lee Smith	Yes
Barry Andrews	Yes
Dr. Wayne Lyssy	Yes
Vincent Walker	Yes

Majority approved. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:35 p.m.

ACCEPTED AND APPROVED:








