

Minutes
Orange Beach Planning Commission
Monday, June 8, 2020 – 4:00 P.M.
Council Chambers – Orange Beach Municipal Complex
4099 Orange Beach Blvd.

A. CALL TO ORDER

Chairman Robert Stuart called the meeting to order at 4:00 p.m.

B. INVOCATION

Chairman Robert Stuart gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries
Commissioner Annette Mitchell
Commissioner Glenn Smith
Commissioner Lannie Smith
Vice Chairman Ralph Moore
Chairman Robert Stuart

Staff Present:

John Lawler, City Attorney
Kit Alexander, Director
Sean Brumley, GIS Specialist
Griffin Powell, Planner II
Paulette Taylor, Planner I

Absent:

Commissioner Kathy Lindsey
Commissioner Pat Simpson
Commissioner Matt Wilson

E. APPROVAL OF AGENDA – There was no change to the agenda and the agenda stands approved as submitted.

F. CONFLICTS OF INTEREST – None.

G. APPROVAL OF MINUTES AND CERTIFIED RECORDS – There was no change to the agenda and the agenda stands approved as submitted.

1. Approval of minutes from the Work Session on May 11, 2020.
2. Approval of minutes from the Regular Meeting on May 11, 2020.

H. PUBLIC HEARINGS

1. Case No. 0601-SD-20, Mitchell Subdivision

Weygand Wilson Surveying, on behalf of Tom Mitchell and Betty Wills, requests approval of **Preliminary and Final Minor Subdivision** to resubdivide five lots into four lots. The property is located at 29072, 29084 and 29104 CANAL ROAD in the RS-1 (Single-Family

Residential) zoning district. Griffin Powell presented staff comments to the Planning Commission. The purpose of the plat is to clean up the interior lot lines among the lots. The proposed plat does not increase the lot width nonconformity. The plat will meet the minimum lots area for RS-1 and complies with the Subdivision Regulations. The single-family house on Lot 4 and the accessory structures on Lot 3 must be removed prior to the PC Chairman signing the final plat. Chairman Robert Stuart opened the public hearing for comments and no one was signed to speak.

Motion made (Jeffries/Moore/) to approve preliminary/final plat subject to staff comments. Roll call revealed: Jeffries, yes; Mitchell, yes; Glenn Smith, yes; Lannie Smith, yes; Moore, yes; Stuart, yes. **Approved (6-0).**

2. Case No. 0602-CPA-20, Comprehensive Plan Amendment, PIN 2306

The Community Development Department requests approval of a **Comprehensive Plan Amendment** to change the Future Land Use Map (FLUM) for Property PIN 2306 from *Commercial Center High Intensity* to *Residential Mixed*. Griffin Powell presented the proposed amendment to the Comprehensive Plan. In May 2020 the Planning Commission approved The Shores Townhouses site plan request. Commercial Center High Intensity does not recommend residential uses. Chairman Robert Stuart opened the public hearing for comments and no one was signed up to speak.

Motion made (Moore/Jeffries) to adopt amendment to the Comprehensive Plan. Roll call revealed: Jeffries, yes; Mitchell, yes; Glenn Smith, yes; Lannie Smith, yes; Moore, yes; Stuart, yes. **Approved (6-0).**

I. SITE PLAN REVIEWS

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

K. OTHER BUSINESS

1. Request from Dewberry, on behalf of Summer Salt LLC, for approval of a 12-month extension to the preliminary plat approval for Summer Salt PUD Subdivision, Phase One (Case No. 0403-SD-19). Griffin Powell presented the preliminary plat extension to the Planning Commission. The preliminary plat approval expires in June 2020. The applicant is in the process of construction. The infrastructure completion is anticipated in November or December 2020 and the goal is to have final plat approval early in 2021.

Motion made (Mitchell/Lannie Smith) to approve 12-month preliminary plat extension. Roll call revealed: Jeffries, yes; Mitchell, yes; Glenn Smith, yes; Lannie Smith, yes; Moore, yes; Stuart, yes. **Approved (6-0).**

L. PUBLIC COMMENTS

Mike Kimmerling, Fire Chief, introduced Nelson Bauer as the new Fire Marshal for the City of Orange Beach.

M. ADJOURN

Adjourned at 4:12 p.m.

Kit Alexander, Director

Robert Stuart, Chairman