

Minutes  
Orange Beach Planning Commission  
August 8, 2021 4:00 PM  
Council Chambers - Orange Beach Municipal Complex  
4099 Orange Beach Boulevard

**A. CALL TO ORDER**

Vice-Chairman Lindsey called the meeting to order at 4:00 PM.

**B. INVOCATION**

Commissioner Simpson gave the invocation.

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

Board Members Present:

Commissioner Bill Jeffries  
Commissioner Annette Mitchell  
Commissioner Pat Simpson  
Commissioner Jack Robertson  
Commissioner Glenn Smith  
Commissioner Nelson Bauer  
Vice-Chairman Kathy Lindsey

Staff Present:

Kit Alexander, Community Development Director  
Griffin Powell, Planner II  
Sherri Descalzo, P&Z Coordinator  
Sean Brumley, GIS Specialist  
Jamie Logan City Attorney

**E. APPROVAL OF AGENDA**

There were no changes to the agenda and the agenda stands approved as submitted.

**F. CONFLICTS OF INTEREST**

None

**G. APPROVAL OF MINUTES AND CERTIFIED RECORDS**

There were no changes to the minutes and the minutes stand approved as submitted.

1. Approval of minutes from regular Planning Commission meeting on July 11, 2021.

**H. PUBLIC HEARINGS**

**1. Case No. 0801-CU-22, JPEM Duplex at 29110 Perdido Beach Boulevard**

JPEM LLC requests recommendation to the City Council for approval of a **Conditional Use** to construct a duplex on a beachfront lot located at 29110 Perdido Beach Boulevard in the Single-

Family Residential (RS-1) zoning district. Griffin Powell presented to the Planning Commission. Kit Alexander stated that the stacked parking is a concern due to need to move four vehicles in order to get the first parked car out. Commissioner Simpson said the project is not in a good location to have stacked parking due to safety issues. Taylor Bryant, Fire Marshal, said that the home will be sprinklered but the stacked parking under the house may be a concern. Kit Alexander said the applicant may want to consider redesign of the parking and defer the item to the next Planning Commission. If the Planning Commission votes no it will be sending a negative recommendation to City Council. Edgar McKee stated he would like to defer and look at redesigning the project. Chairman Stuart called for a vote.

*Motion to defer to September 12, 2022 meeting.*

Motion made and seconded (Simpson/Jeffries) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Vice Chairman Lindsey; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Bauer; yes. **Approved (7-0).**

**2. Case No. 0803-PUDA-22, Beach Village PUD Modification – Beach Village Phase 2**

Rowe Engineering, on behalf of Beach Village Resort LLP, requests recommendation to the City Council for approval of a **Major PUD Modification** to the Beach Village PUD Master Plan to subdivide Lot 70 of Beach Village Subdivision, A Replat of Lot 2 Southern Visions Subdivision, into four residential lots and to add an employee residence in the Common Area lot lying west of Lots 5 through 32 of the Beach Village Subdivision. The properties are located at 23063 and 23071 Perdido Beach Boulevard. Commissioner Simpson recused himself and left the room. Griffin Powell presented to the Planning Commission.

Paul Stewart said that the proposed single-family homes meet the overall PUD Master Plan setbacks. Commissioner Bauer stated that the wall located along the Perdido Beach Blvd right-of-way is 8 feet tall. Chairman Stuart called for a vote.

*Motion to approve recommendation to go to City Council subject to staff comments.*

Motion made and seconded (Bauer/Robertson) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Vice Chairman Lindsey; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Bauer; yes. **Approved (6-0).**

**3. Case No. 0804-SD-22, Beach Village Phase 2 Subdivision**

Rowe Engineering, on behalf of Beach Village Resort LLP, requests approval of **Preliminary Major Subdivision** to subdivide Lot 70 of Beach Village Subdivision, A Replat of Lot 2 Southern Visions Subdivision, into four lots and to add a section of common area to the Common Area lot lying west of Lots 5 through 32 of the Beach Village Subdivision. The properties are located at 23063 and 23071 Perdido Beach Boulevard in the Beach Village PUD Master Plan. Commissioner Simpson was not present due to his recusal for the previous item. Griffin Powell presented to the Planning Commission. Kit Alexander asked if the applicant and the Commission would be in favor of deferring in order to allow the PUD modification consideration by City Council prior to Planning Commission consideration of the subdivision. Chairman Stuart called for a vote.

*Motion to defer to September 12, 2022 meeting.*

Motion made and seconded (Mitchell/Jeffries) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Vice Chairman Lindsey; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Bauer; yes. **Approved (6-0).**

**I. SITE PLAN REVIEWS**

**1. Case No. 0701-SP-22, Caruana Commercial Building (Building Modification)**

Rainbow Nicole Investments LLP requests approval of **Site Plan Review** to modify the

proposed commercial building to add a second level with two apartment units. The property is located at 4391 William Silvers Parkway in the General Business (GB) zoning district. *Deferred from the Regular Meeting on July 11, 2022.* Griffin Powell presented to the Planning Commission.

John Caruana, applicant, stated that there will be two units. The concept is a garage/storage area with an upstairs sleeping area. Each upstairs residential unit and the downstairs garage/storage area will be rented together to a single entity.

Commissioner Mitchell asked if this is a proposed residential or commercial use. John Caruana said that it will be mixed use because the downstairs storage area may be used as a workspace for a business such as an artist or carpenter. Kit Alexander stated that each unit will have a stairwell to the upstairs unit. John Caruana stated that each unit will have proper fire walls. Chairman Stuart called for a vote.

*Motion to approve site plan subject to staff comments.*

Motion made and seconded (Smith/Robertson) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Vice Chairman Lindsey; yes, Commissioner Simpson; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Bauer; yes. **Approve (7-0).**

**2. Case No. 0802-SP-22, MMM III Enterprises Warehouse Addition**

Lucido Engineering & Surveying LLC, on behalf of MMM III Enterprises LLC, requests approval of **Site Plan Review** to construct a 2,000-SF warehouse and storage addition to the rear side of Melanie Martin Interiors. The property is located at 24820 Canal Road in the General Business (GB) zoning district. Griffin Powell requested this item to be deferred per the applicant request. Chairman Stuart called for a vote.

*Motion to defer to September 12, 2022 meeting.*

Motion made and seconded (Mitchell/Simpson) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Vice Chairman Lindsey; yes, Commissioner Simpson; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Bauer; yes. **Approved (7-0)**

**3. Case No. 0805-SP-22, Orange Beach Community Church**

Forrest Daniell & Associates, on behalf of Orange Beach Community Church, requests approval of **Site Plan Review** to construct a new worship center on the site of the previous worship center and to renovate the exterior and interior of the existing building currently onsite. The property is located at 4773 Bay Circle in the Single-Family Residential (RS-1) zoning district. Griffin Powell presented to the Planning Commission.

Commissioner Bauer requested clarification of the building material and location. Jeff Daniel stated the new building will be constructed on the existing concrete.

Commissioner Mitchell requested a timeline of the new building construction. Jeff Daniel stated the project should be ready to permit within the next sixty days and completed in nine months.

*Motion to approve site plan subject to staff comments.*

Motion made and seconded (Simpson/Bauer) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Vice Chairman Lindsey; yes, Commissioner Simpson; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Bauer; yes. **Approved (7-0).**

**J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE**

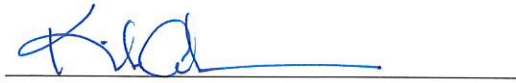
**K. OTHER BUSINESS**

Griffin Powell indicated that we have nine new cases and the three deferred items for the meeting in September.

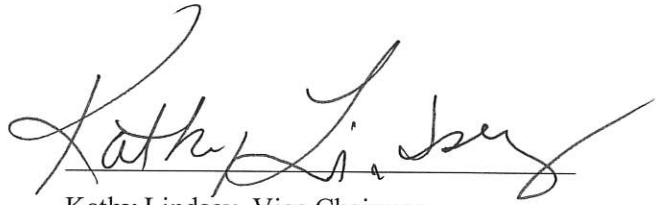
**L. PUBLIC COMMENTS**

**M. ADJOURN**

Adjourned at 4:53PM



Kit Alexander



Kathy Lindsey, Vice Chairman