

Minutes
Orange Beach Planning Commission
May 9, 2021 4:00 PM
Council Chambers - Orange Beach Municipal Complex
4099 Orange Beach Boulevard

A. CALL TO ORDER

Chairman Stuart called the meeting to order at 4:02 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 Matt Wilson
Commissioner Jack Robertson
Commissioner Nelson Bauer
Vice Chairman Kathy Lindsey
Chairman Robert Stuart

Staff Present:

Kit Alexander, Community Development Director
Griffin Powell, Planner II
Sherri Descalzo, P&Z Coordinator
Sean Brumley, GIS Specialist
John Lawler 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 Planning Commission Work Session meeting on April 11, 2021.
2. Approval of minutes from regular Planning Commission meeting on April 11, 2021.

H. PUBLIC HEARINGS

1. **Case No. 0401-SD-22, Hooks Subdivision, Lots 52, 53 and 54, Block B, Second Addition, Chicago Gulf Beach Subdivision**

Traci Hooks requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 52, 53 and 54, Block B, Second Addition, Chicago Gulf Beach Subdivision into one lot. The property is located at 3755 Illinois Street in the RS-3 (Single-Family Residential) zoning district. *Deferred from the Regular Meeting on April 11, 2022.* Griffin Powell presented to the Planning Commission. No one signed up to speak.

Kit Alexander stated the final plat will bring the site into compliance with the zoning ordinance. An illegally placed accessory structure has been moved and no one is currently living in it. The owner has assured staff that the plumbing to the structure will be removed. The required pool enclosure has been properly erected.

Annette Mitchell asked if the Commission could include conditions with the motion. Kit Alexander stated that it would be inappropriate to have a conditional approval of a final plat. Chairman Stuart called for a vote.

Motion to approve Preliminary and Final Minor Subdivision subject to staff comments.

Motion made and seconded (Simpson/Bauer)_Jeffries; yes, Mitchell; yes, Vice Chairman Lindsey; yes, Simpson; yes, Robertson; yes, Wilson; yes, Bauer; yes, Chairman Stuart; yes. **Approved (7-0).**

2. **Case No. 0501-SD-22, Beach Village Subdivision, Resubdivision of Lots 38 and 39** Beach Village Resort LLP requests approval of **Preliminary and Final Minor Subdivision** to modify the lot line between Lots 38 and 39 in the Beach Village Subdivision. The lots are located at 2519 and 2521 Saltgrass Way in the Beach Village Planned Unit Development Master Plan. Commissioner Simpson recused himself and left the room. Griffin Powell presented to the Planning Commission. No one signed up to speak and the Commission did not have questions. Chairman Stuart called for a vote.

Motion to approve Preliminary and Final Minor Subdivision subject to staff comments.

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

I. SITE PLAN REVIEWS

1. **Case No. 0502-SP-22, Moe's Original BBQ Courtyard Addition**

Compass Construction and Development LLC, on behalf of AGLC LLC, requests approval of **Site Plan Review** to add a service bar and additional seating in the rear courtyard area at Moe's Original BBQ Restaurant located at 25603 Perdido Beach Boulevard in the GB (General Business) zoning district. Griffin Powell presented to the Planning Commission.

Jim Brown stated that he represents Moe's Barbecue Restaurant.

Commissioner Mitchell asked if there was a written agreement for parking and Griffin Powell stated that he had a letter from the property owner, John Pilcher, allowing the restaurant to use Palm Pointe parking spaces.

Commissioner Nelson asked how the metal container was going to meet FEMA regulations. Jim Brown said that it will meet all FEMA regulations.

Commissioner Nelson asked about the Outdoor Music Permit. Kit Alexander expressed the need for the owner to get the music permit in as soon as possible as there have been a few complaints. Chief Brown stated that he has received two complaints since 2021.

Chairman Stuart asked whether the proposed parking on the east side is stacked parking. Griffin Powell stated it is angled parking. Kit Alexander stated that the drive aisle is one-way and the entire parking lot will be paved. Chairman Stuart asked if there will be adequate parking. Griffin Powell said the site plan indicates they will be short three spaces but they are allowed to use the parking on the Palm Pointe site to the east. Commissioner Bauer said the way people currently park is challenging and the changes make it easier to navigate.

Chairman Stuart called for a vote.

Motion to approve Site Plan subject to staff comments.

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

2. Case No. 0503-SP-22, Liquid Life Operation Center

Lieb Engineering Company, on behalf of GNG Properties LLC, requests approval of **Site Plan Review** to construct an operations facility for Liquid Life at 4404 Canal Square Lane in the GB (General Business) zoning district. Griffin Powell presented to the Planning Commission.

Chris Lieb and Randy Hall were present to answer questions regarding the proposed development.

Commissioner Mitchell asked if condominium check-in will be handled at this location. Randy Hall stated that all condominium check-in will be handled at their Perdido Beach Boulevard office.

Commissioner Nelson asked who would be living in the five rooms. Randy Hall said Liquid Life is now renting three apartments at the Perdido Isle apartment complex for interns and he plans to house them at this location. There will be no permanent residents and the units will be used by individuals for short time periods.

Commissioner Bauer asked whether the parking complies with the zoning ordinance and Griffin Powell confirmed that it is in compliance.

Chairman Stuart called for a vote.

Motion to approve Site Plan subject to staff comments.

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

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

K. OTHER BUSINESS

Griffin Powell stated that we have two subdivisions and one site plan for the June Planning Commission meeting.

L. PUBLIC COMMENTS

M. ADJOURN

Adjourned at 4:27 PM

A handwritten signature in blue ink, appearing to read "Kit Alexander", written over a horizontal line.

Kit Alexander

A handwritten signature in blue ink, appearing to read "Robert Stuart", written over a horizontal line.

Robert Stuart, Chairman