

Minutes
Orange Beach Planning Commission
September 13, 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 4:00 PM.

B. INVOCATION

Chairman Stuart gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Staff Present:

Commissioner Bill Jeffries
Commissioner Annette Mitchell
Commissioner Matt Wilson
Commissioner Jack Robertson
Commissioner Glenn Smith
Commissioner Nelson Bauer
Vice Chairman Kathy Lindsey
Chairman Robert Stuart

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

Commissioner Robertson stated he would be abstaining on Case No. 0903-PUDA-21 Coastal PUD Modification.

G. APPROVAL OF MINUTES AND CERTIFIED RECORDS

1. Approval of minutes from regular Planning Commission meeting on August 9, 2021.

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

H. PUBLIC HEARINGS

1. Case No. 0801-SD-21, Davidson Subdivision

Weygand Wilson Surveyors, on behalf of Thomas and Rhonda Davidson, requests approval of **Preliminary and Final Minor Subdivision** to resubdivide Lot 7 of Emerald Point Subdivision

and Lots 1-6, Block I of East Orange Beach Subdivision into four lots. The properties are located at 5411 and 5413 Magnolia Circle in the RS-2 (Single-Family Residential) zoning district. *Deferred from the Regular Meeting on August 9, 2021.* Griffin Powell presented staff comments with the indication to defer this case to the next meeting.

Rhonda Davidson stated that several years ago they wanted this property to be six lots. Their home is located beside the wetland area. Four of the lots are too wet and two lots are buildable.

Griffin Powell indicated that if the complete wetland delineation is not provided this case cannot be deferred at the October meeting. A new application would be required.

Motion to defer to October 11, 2021 Planning Commission Meeting.

Motion made and seconded (Mitchell/Jeffries), Commissioner Jeffries; yes, Commissioner Mitchell; yes, Vice Chairman Lindsey; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Wilson; yes, Commissioner Bauer; yes, Chairman Stuart; yes. **Approved (8-0)**

2. Case No. 0903-PUDA-21, CoastAL PUD Modification

WAS Design Inc., on behalf of Island Entertainment LLC, requests recommendation to City Council for approval of a **Major PUD Modification** to the CoastAL PUD Master Plan for the following: (a) increasing the footprint of the outdoor bar; (2) increasing the gross floor area of the restaurant; (3) reducing the restaurant building setback on the east side; and (4) modifying the front facade of the restaurant building. The property is located at 25755 Perdido Beach Boulevard. Griffin Powell presented staff comments to the Planning Commission.

John McGinnis stated they are now working on the operational aspect of the project. They moved the public bathroom building and created a storage shed for the city life guards and first responders. They are trying to create a nicer green space. A generator has been added to the east side of the property and additional landscaping is provided to shield from the neighboring property. The resident gated entrance has been moved to prevent back up on Perdido Beach Boulevard. They plan to break ground October 2021 and be open by April 2022. The targeted project completion is November 2022.

Commissioner Mitchell asked about the change of the tower design. McGinnis stated that they want to meet with the city to make sure it meets city approval.

Commissioner Jeffries asked if ALDOT requirements have been met. McGinnis said they have submitted the ALDOT permit application. The retention area is oversized to receive roadway runoff from Perdido Beach Boulevard, reducing flooding of the street.

McGinnis stated that they are proposing a retractable roof and sunshades to help with the sun and heat during the summer.

Motion to recommend approval of PUDA Modification subject to staff comments.

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

I. SITE PLAN REVIEWS

1. Case No. 0901-SP-21, Orange Beach Medical Plaza

Mark D. Pavey, AIA, on behalf of The South Baldwin Healthcare Authority, Inc., requests approval of **Site Plan Review** to construct an 11,000-SF medical office building. The property is located at 4161 and 4171 Orange Beach Boulevard in the NB (Neighborhood Business) zoning district. Griffin Powell presented staff comments to the Planning Commission.

Commissioner Mitchell asked about the building material, the overhangs and the type of building siding. She wanted to make there are coastal elements incorporated in the building design. Chairman Stuart said the siding is Hardie board and batten. Chris Lee stated that metal awnings are proposed and they are willing to incorporate coastal elements that are required.

Commissioner Robertson asked about the services that will be provided. Eric Roach explained that it will be a diagnostic center with lab services. There will be a physician's office allowing rotations of different specialists. Their desire is to service this community. Forbes' medical practice will be in the main office.

Motion to approve Site Plan Review subject to staff comments.

Motion made and seconded (Robertson/Smith) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Vice Chairman Lindsey; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Wilson; yes, Commissioner Bauer; yes, Chairman Stuart; yes. **Approved (8-0).**

J. OTHER BUSINESS

Griffin Powell stated there are four new applications for the October 11, 2021 meeting.

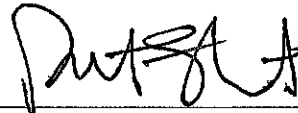
K PUBLIC COMMENTS

L. ADJOURN

Adjourned at 4:42 PM



Kit Alexander



Robert Stuart, Chairman