

Minutes
Orange Beach Planning Commission
Monday, October 8, 2018 – 4:00 P.M.
Council Chambers – Orange Beach Municipal Complex
4099 Orange Beach Blvd.

A. CALL TO ORDER

Chairman Pro Tem Annette Mitchell called the meeting to order at 4:00 p.m.

B. INVOCATION

Commissioner Pat Simpson gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries
Commissioner Kathy Lindsey
Commissioner Annette Mitchell
Commissioner Pat Simpson
Commissioner Glenn Smith
Chairman Lannie Smith
Chairman Matt Wilson

Staff Present:

John Lawler, City Attorney
Kit Alexander, Director
Griffin Powell, Planner II
Paulette Taylor, Planner I
Mindy Smith, Office Manager

Absent:

Commissioner Ralph Moore
Chairman Robert Stuart

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

F. CONFLICTS OF INTEREST

G. APPROVAL OF MINUTES AND CERTIFIED RECORDS - There were no changes and the minutes stand approved as submitted.

1. Approval of minutes from the Work Session on September 10, 2018.
2. Approval of minutes from the Regular Meeting on September 10, 2018.

H. PUBLIC HEARINGS

1. Case No. 1001-SD-18, Meeting Square Subdivision

Hercules Investments LLC requests **Preliminary/Final Minor Subdivision Approval** to combine Parcels A and B of Lot 29, The Village of Tannin, Unit 1 into one lot. The property is located at MEETING SQUARE in the Village of Tannin Planned Unit Development. Griffin Powell stated the applicant is changing the plat to four fee simple lots and a common

area. The change will require staff to renotify the adjoining property owners. Therefore, staff recommends deferral until the next meeting on November 14, 2018.

Motion made (Lannie Smith/Wilson) to defer until the November 14, 2018 meeting. Vote unanimous in favor. **Deferred (7-0).**

2. Case No. 1002-SD-18, Resubdivision of Lots 34, 35 & 36, Ono Island Subdivision, Unit Ten

Steve and Jackie Hewitt and Neal and Kay Roberts request **Preliminary/Final Minor Subdivision Approval** to resubdivide Lots 34, 35 and 36 of Ono Island Subdivision, Unit Ten into two lots. The property is located at 33188 and 33192 MARLIN KEY DRIVE on Ono Island in the Orange Beach Planning Jurisdiction. Griffin Powell presented staff comments to the Planning Commission. The property is located outside the city limits and is within the Orange Beach Planning Jurisdiction. The submitted plat meets all preliminary and final plat requirements. The Baldwin County Zoning Ordinance requires a lot width of 80 feet at the front building line. The three lots are nonconforming, and both re-platted lots will have lot widths ranging between 55 and 60 feet, which is below the 80 feet that is required. The Baldwin County Zoning Ordinance does allow an increase in the size or width of a nonconforming lot. Chairman Pro Tem Annette Mitchell opened the public hearing and no one was signed up to speak.

Motion made (Jeffries/Wilson) to approve preliminary/final plat request subject to staff comments. Vote unanimous in favor. **Approved (7-0).**

3. Case No. 1004-SD-18, Conner Plat

The City of Orange Beach requests **Preliminary/Final Minor Subdivision Approval** for a three-lot subdivision. The property is located on the south side of Canal Road, roughly 175 feet west of the intersection of CANAL ROAD and MONEY BAYOU DRIVE in the GB (General Business) zoning district. Griffin Powell stated the preliminary and final plat application has been withdrawn from consideration.

I. SITE PLAN REVIEWS

1. Case No. 0904-SP-18, The Shores Townhouses

Chris Govan, on behalf of Jeff Patterson, requests approval of **Site Plan Review** to construct a residential development containing three buildings and seven units on 4.35 acres. The property is located at 23727 PERDIDO BEACH BOULEVARD in the GB (General Business) zoning district. *Deferred from the Regular Meeting on September 10, 2018.* Griffin Powell stated that staff is recommending deferral until the applicant receives approval from the Alabama Department of Environmental Management (ADEM) and the Army Corps of Engineers for the amount of impacts to jurisdictional wetlands.

Motion made (Lindsey/Wilson) to defer until ADEM and Army Corps of Engineers have approved site plan request. Vote unanimous in favor. **Approved (7-0).**

2. Case No. 1003-SP-18, Keel Boat & RV Storage

Lieb Engineering, on behalf of FM Holdings LLC, requests approval of **Site Plan Review** to construct a boat and RV storage facility with nearly 62,500 SF paving area and 40,000 SF building area on 6.96 acres. The property is located at 27045 and 27085 CANAL ROAD in the GB (General Business) zoning district. Griffin Powell presented staff comments to the Planning Commission. Planning Commission approved the site plan review for a storage building and outdoor storage yard in 2017. The project is entirely storage spaces, and there is no office.

The project will keep the area between the solid fence and the front property line along Canal Road natural and preserve the existing trees. This area will need to be maintained. All code violations from 2017 have been addressed. Sand fill still exists on the site, and the applicant will use the fill for the construction of this project. Any fill remaining after construction will be removed. The applicant must provide current wetland delineation and all documentation from ADEM and U.S. Army Corps of Engineers for all work on this site.

Motion made (Jeffries/Wilson) to approve site plan request subject to staff comments.
Vote unanimous in favor. **Approved (7-0).**

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

K. OTHER BUSINESS

1. Request for a 12-month extension to the site plan review approval for Case No. 1103-SP-17, LaDolce Vita Condominium. Ercil Godwin stated there is a delay due to the need for approval from U.S. Fish and Wildlife for the beach mouse. The owner is working with the adjacent property owners regarding shared boat slips.

Motion made (Simpson/Wilson) to approve site plan extension until November 30, 2018.
Roll call revealed: Jeffries, yes; Lindsey, yes; Mitchell, yes; Simpson, yes; Glenn Smith, yes; Lannie Smith, yes; Wilson, yes. **Approved (7-0).**

2. Election of Vice Chairman. This will be considered at the November meeting.

L. PUBLIC COMMENTS

M. ADJOURN

Adjourned at 4:12 p.m.

Kit Alexander, Director

Annette Mitchell, Chairman Pro Tem