

Work Session 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 3:00 p.m.

**B. ROLL CALL**

Board Members Present:

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

Staff Present:

John Lawler, City Attorney  
Kit Alexander, Director  
Griffin Powell, Planner II  
Paulette Taylor, Planner I

Absent:

Commissioner Ralph Moore  
Chairman Robert Stuart

**C. DISCUSSION ITEMS**

Griffin Powell gave a brief description of the items to be presented at the October 8, 2018 Planning Commission meeting.

**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. The applicant would like deferral until the November meeting.

**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 33188 and 33192 MARLIN KEY DRIVE on Ono Island in the Orange Beach Planning Jurisdiction. The applicants are splitting a lot between lots 34 and 36. The plat request meets the Baldwin County Ordinance. There are no issues with the plat request.

**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. The applicant has withdrawn the plat request.

**4. 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.* Staff is recommending deferral until ADEM and Army Corps of Engineers have approved site plan.

**5. 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 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. 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. There are no parking requirements. There will be water and electric but no sewer. All code violations from 2017 have been addressed.

**D. ADJOURN**

Adjourned at 3:10 p.m.

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Kit Alexander, Director

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Annette Mitchell, Chairman Pro Tem