

Minutes – Special Called
Orange Beach Planning Commission
Monday, April 21, 2016 – 4:00 P.M.
Council Chambers – Orange Beach Municipal Complex
4099 Orange Beach Blvd.

A. CALL TO ORDER

Vice Chairman Chris Callaghan called the meeting to order at 10:00 a.m.

B. INVOCATION

Vice Chairman Chris Callaghan gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner John Davis
Commissioner Christina McInnis
Commissioner Annette Mitchell
Commissioner Ralph Moore
Commissioner Lannie Smith
Vice Chairman Chris Callaghan
Chairman Robert Stuart - Absent

Staff Present:

Kit Alexander, E&ES Director
Griffin Powell, Planner II
Paulette Taylor, Planner I

Staff Absent:

John Lawler, City Attorney

E. APPROVAL OF AGENDA – The minute stand approved with one correction. There were no minutes for approval.

F. CONFLICTS OF INTEREST – None.

G. APPROVAL OF MINUTES AND CERTIFIED RECORDS – omitted from the agenda.

H. PUBLIC HEARING

1. **CASE NO. 0410-SD-16 - PRELIMINARY/FINAL PLAT – COMMUNITY PLAT #1 – OWNERS/APPLICANTS: ROBERT B. & TERRY R. BARNETT, AND LARRY & BRIGITTE EMRICH** – Request by the applicants for approval of Preliminary/Final Plat to reconfigure the lot lines of two parcels to separate a portion of the Barnett parcel adjacent to Canal Road and merge with the Emrich parcel in order to provide frontage on and access to Canal Road. The municipal addresses are 29414 CANAL ROAD and 29416 CANAL ROAD in the RS-1 (Single-Family Residential) zoning district. Griffin Powell presented staff comments to the Planning Commission. The plat will provide Lot 4 direct access and frontage on Canal Road. Bob Barnett stated he owns the property in front of the Emrich lot. He wanted to trade property for one foot of his patio encroaching into the Emrich property. He was notified of a lawsuit to provide access. He would rather provide only 30 feet access but has agreed to 60 feet.

Gale Cook Colvert, who owns property to the west, stated that she would prefer 30 feet access being provided for the Emrich property. She has concerns about all the live oak trees located on the Emrich property. Kit Alexander stated that the Emrich property is landlocked and the resubdivision would bring the Emrich property into compliance with the zoning ordinance by providing frontage on Canal Road. Vince Lucido stated that all property owners will be required to sign the plat.

Motion made (Mitchell/Moore) to approve preliminary/final plat request. Roll call revealed: Davis, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Callaghan, yes.
Approved (6-0).

- I. SITE PLAN REVIEW**
- J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL**
- K. OTHER BUSINESS**
- L. PUBLIC COMMENTS**
- M. ADJOURN**

The meeting adjourned at 10:17 a.m.

Respectfully submitted,

Kit Alexander, Secretary

Chris Callaghan, Vice Chairman