

Minutes
Orange Beach Planning Commission
Monday, February 8, 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 4:00 p.m.

B. INVOCATION

Commissioner John Davis gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner John Davis
Commissioner Bill Jeffries
Commissioner Annette Mitchell
Commissioner Ralph Moore
Commissioner Lannie Smith
Vice Chairman Chris Callaghan

Staff Present:

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

Board Members Absent:

Commissioner Christina McInnis
Commissioner Mark Williams
Chairman Robert Stuart

Staff Absent:

Kit Alexander, E&ES Director

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 and the minutes stand approved as submitted.

1. Approval of minutes from the Regular Meeting on January 11, 2016.

H. PUBLIC HEARING

1. **CASE NO. 0203-SD-16 – PRELIMINARY/FINAL PLAT – HENDERSON LOT, RESUBDIVISION OF LOTS 4 AND 5 OF CYPRESS COVE SUBDIVISION – OWNER: FRED HENDERSON – APPLICANT: HUTCHINSON, MOORE & RAUCH** – Request by the applicant for approval of Preliminary/Final Plat to combine Lots 4 and 5 of Cypress Cove Subdivision into a single lot. The subject property is located on the north side of Canal Road across from The Moorings Condominium and is zoned RS-1 (Single-Family Residential). Griffin Powell presented staff comments to the Planning Commission. There are no outstanding conditions. Vice Chairman Chris Callaghan opened the public hearing for comments and no one was signed up to speak.

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

2. **CASE NO. 0206-SD-16 – FINAL PLAT – PARK’S EDGE SUBDIVISION – OWNER/APPLICANT: HERCULES INVESTMENTS, L.L.C.** – Request by the applicant for approval of Final Plat for a 30-lot residential subdivision. The subject property is located northwest of the Village of Tannin and southeast of the Gulf State Park and is zoned PUD (Planned Unit Development). Griffin Powell presented staff comments to the Planning Commission. Don Rowe was present to address the Planning Commission. He stated that the connection for access from the Tannin property is part of their deed. Vice Chairman Chris Callaghan opened the public hearing for comments and no one was signed up to speak.

Motion made (Mitchell/Moore) to approve final plat request subject to staff comments. Roll call revealed: Davis, yes; Jeffries, yes; Mitchell, yes; Moore, yes; Smith, yes; Callaghan, yes; **Approved (6-0).**

I. SITE PLAN REVIEW

1. **CASE NO. 0201-SP-16 – SITE PLAN APPROVAL – KEEL STORAGE BUILDING – OWNER/APPLICANT: MARK KEEL** – Request by the applicant for approval of Site Plan to construct a 2,400-square foot storage building. The municipal address is 27085 CANAL ROAD in the GB (General Business) zoning district. Griffin Powell presented staff comments to the Planning Commission. The outstanding items can be addressed at the time of permitting.

Motion made (Jeffries/Smith) to approve site plan request subject to staff comments. Roll call revealed: Davis, yes; Jeffries, yes; Mitchell, yes; Moore, yes; Smith, yes; Callaghan, yes; **Approved (6-0).**

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL

1. CASE NO. 0202-SD-16 – PRELIMINARY/FINAL PLAT – SUMMER SALT PLAZA, SUBDIVISION OF LOT 2 – OWNER/APPLICANT: OKS INVESTMENTS, L.L.C. –

Request by the applicant for approval of Preliminary/Final Plat to subdivide Lot 2 of the Summer Salt Plaza Subdivision into two lots. The municipal address is 24151 PERDIDO BEACH BOULEVARD in the GB (General Business) zoning district.

Motion made (Mitchell/Jeffries) to defer until the March 14, 2016 meeting. Roll call revealed: Davis, yes; Jeffries, yes; Mitchell, yes; Moore, yes; Smith, yes; Callaghan, yes; **Approved (6-0).**

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN

The meeting adjourned at 4:13 p.m.

Respectfully submitted,

Paulette Taylor, Planner I

Chris Callaghan, Vice Chairman