

Minutes
Orange Beach Planning Commission
Monday, January 11, 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 4:05 p.m.

B. INVOCATION

Vice Chairman Chris Callaghan gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner John Davis
Commissioner Bill Jeffries
Commissioner Christina McInnis
Commissioner Annette Mitchell
Commissioner Ralph Moore
Commissioner Lannie Smith
Commissioner Mark Williams
Vice Chairman Chris Callaghan
Chairman Robert Stuart - arrived at 4:15 p.m.

Staff Present:

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

E. APPROVAL OF AGENDA

There were no changes to the agenda and the agenda stands approved as submitted.

F. CONFLICTS OF INTEREST – Commissioner Lannie Smith stated he would be abstaining from H.1. Case No. 1201-SD-15 Preliminary/Final Plat – Da Carwash Subdivision.

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 December 14, 2015.
2. Approval of minutes from the Regular Meeting on December 14, 2015.

Motion was made and approved to add Rauf Bolden, Director of IT and Web Development to the agenda. He presented information on assignment of new City email addresses for the Planning Commissioners. He provided his business card and offered assistance if necessary.

H. PUBLIC HEARING

1. **CASE NO. 1201-SD-15 – PRELIMINARY/FINAL PLAT – DA’ CARWASH SUBDIVISION – OWNER: DA CAR WASH LLC – APPLICANT: SMITH, KOLB & ASSOCIATES** – Request by the applicant for approval of Preliminary/Final Plat to subdivide 10 acres into 2 lots. The municipal address is 24130 CANAL ROAD in the GB (General Business) zoning district. *Deferred from Regular Meeting on December 14, 2015.* Griffin Powell presented staff comments to the Planning Commission. Vice Chairman Chris Callaghan opened the public hearing for comments. Daniel Craven, Attorney and representative for Orange Beach Villas, stated that Orange Beach Villas owns Lindsey Lane and was concerned about access to the privately owned and maintained road. He also stated that since the subdivision will access Canal Road, there is no objection. Larry Ramirez also stated there is no problem since the access will be on Canal Road. Kit Alexander stated that the City would not allow the newly created lot to access utilities or the roadway located within the Lindsey Lane right-of-way unless permission was provided by Orange Beach Villas.

Motion made (Callaghan/Davis) to approve preliminary/final request subject to staff comments. Roll call revealed: Davis, yes; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, abstained; Williams, yes; Callaghan, yes; Stuart, yes. **Approved (8-0-1).**

2. **CASE NO. 0101-SD-16 – PRELIMINARY/FINAL PLAT – REPLAT OF LOTS 1, 2 AND 3, BLOCK 2, JUBILEE POINT (GILLIS & VENZ) – OWNERS/APPLICANTS: EVERETT GILLIS, JOHNNY VENZ** – Request by the applicants for approval of Preliminary/Final Plat to resubdivide three lots into two lots. The municipal addresses are 3794 Jubilee Point Road and 3822 JUBILEE POINT ROAD in the RS-1 (Single-Family Residential) zoning district. Griffin Powell presented staff comments to the Planning Commission. Vice Chairman Chris Callaghan opened the public hearing for comments and no one was signed up to speak.

Motion made (Callaghan/Davis) to approve preliminary/final request subject to staff comments. Roll call revealed: Davis, yes; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Williams, yes; Callaghan, yes; Stuart, yes. **Approved (9-0).**

3. **CASE NO. 0102-SD-16 – PRELIMINARY/FINAL PLAT – ALDEWERELD PLAT #1 – OWNER: SAM ALDEWERELD – APPLICANT: LUCIDO ENGINEERING & SURVEYING** – Request by the applicant for approval of Preliminary/Final Plat to resubdivide two lots to create one lot with a lot width of 120 feet and the other with a lot width of 80 feet. The municipal address is 26267 MARINA ROAD in the RS-1 (Single-Family Residential) zoning district. Griffin Powell presented staff comments to the Planning Commission. Vice Chairman Chris Callaghan opened the public hearing for comments and no one was signed up to speak.

Motion made (Callaghan/Davis) to approve preliminary/final request subject to staff comments. Roll call revealed: Davis, yes; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Williams, yes; Callaghan, yes; Stuart, yes. **Approved (9-0).**

I. SITE PLAN REVIEW

1. **CASE NO. 1001-SP-15 – SITE PLAN APPROVAL – THE CUT – OWNER/APPLICANT: STEVEN L. WALL** – Request by the applicant for approval of Site Plan to construct a retail building. The municipal address is 22321 CANAL ROAD in the I-1 (Industrial) zoning district. *Deferred from Regular Meeting on December 14, 2015.* Griffin Powell presented staff comments to the Planning Commission. He stated that the applicant is requesting to construct a 2700 square foot retail building with 20 parking spaces. ALDOT has approved a right in/right out entrance onto Canal Road.

Motion made (Callaghan/Moore) to approve site plan request subject to staff comments. Roll call revealed: Davis, yes; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Williams, yes; Callaghan, yes; Stuart, yes. **Approved (9-0).**

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN

The meeting adjourned at 4:30 p.m.

Respectfully submitted,

Kit Alexander, Secretary

Robert Stuart, Chairman