

Minutes
Orange Beach Planning Commission
Monday, October 10, 2016 – 4:00 P.M.
Council Chambers – Orange Beach Municipal Complex
4099 Orange Beach Blvd.

A. CALL TO ORDER

Chairman Robert Stuart called the meeting to order at 4:02 p.m.

B. INVOCATION

Chairman Robert Stuart 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
Commissioner Jimmy Boyd
Vice Chairman Chris Callaghan - arrived at 4:08 p.m.
Chairman Robert Stuart

Staff Present:

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

Absent:

Commissioner Christina McInnis

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 meeting on September 12, 2016.
2. Approval of minutes from the Regular Meeting on September 12, 2016.

H. PUBLIC HEARING

1. **CASE NO. 1001-SD-16 – PRELIMINARY/FINAL MINOR SUBDIVISION APPROVAL – HOLDEN ADDITION TO ORANGE BEACH SUBDIVISION – OWNER: CYNTHIA HOLDEN – APPLICANT: COMPASS CONSTRUCTION DEVELOPMENT LLC** – Request by the applicant for approval of preliminary/final plat to subdivide a 0.62-acre parcel at the northeast corner of Park Lane and Lake Road into four lots. The municipal address is 5152 PARK LANE in the RS-2 (Single-Family Residential) zoning district. Griffin Powell presented staff comments to the Planning Commission. He stated that the accessory structure must be removed before the chairman signs the plat. Chairman Robert Stuart opened the public hearing for comments and Virginia Burkhalter had concerns about the road being narrow and the poor vision turning onto Lake Road. Kit Alexander stated that the subdivision regulations do not speak to substandard roadway requirements. Don Rowe was present to address the Planning Commission. He would like one year to remove the non-conforming accessory structure. Planning Commission stated that the structure must be removed prior to Planning Commission Chairman plat signature.

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

2. **CASE NO. 1002-PUD-16 – FINAL PUD APPROVAL – BEACH VILLAGE PUD – OWNER: COTTAGES AT ROMAR LLP – APPLICANT: WAS DESIGN** – Request by the applicant for recommendation to City Council to rezone 22.68 acres to PUD (Planned Unit Development) for a 69 lot single-family residential development including a pool, clubhouse and common area. The municipal address is 23063 PERDIDO BEACH BOULEVARD. Griffin Powell presented staff comments to the Planning Commission. He stated that the dwellings will be sprinkled. Troy Strunk was present to address the Planning Commission. Chairman Robert Stuart opened the public hearing for comments and no one was signed up to speak. Commissioner Lannie Smith voiced concerns about roof eaves encroaching onto someone else's property and that they should be contained on one piece of property. Troy Strunk stated that the dwellings could be shifted to 2 and 8 feet side setbacks or 5 and 5 feet side setbacks to allow for two feet of eave overhang.

Motion made (Smith/Jeffries) to recommend final PUD approval to City Council subject to staff comments and five feet side setbacks to allow for two feet of overhang gutter. Roll call revealed: Davis, yes; Jeffries, yes; Mitchell, yes; Moore, no; Smith, yes; Boyd, yes; Callaghan, yes; Stuart, yes. **Forwarded to City Council with a favorable recommendation (7-1).**

3. **CASE NO. 1005-PUD-16 – PRELIMINARY AND FINAL PUD APPROVAL – GULF STREAM PUD – OWNER: MICHAEL J. SPECCHIO – APPLICANT: DEWBERRY/PREBLE-RISH** – Request by the applicant for recommendation to City Council to rezone 10.11 acres at the end of Canal Square Lane from GB (General Business) to PUD (Planned Unit Development) to construct a 56-unit townhouse development. The municipal address is 24830 CANAL ROAD. Griffin Powell stated the applicant requests deferral until the November meeting.

Motion made (Mitchell/Callaghan) to defer until the November meeting. Roll call revealed: Davis, yes; Jeffries, yes; Mitchell, yes; Moore, yes; Smith, yes; Boyd, yes; Callaghan, yes; Stuart, yes. **Deferred (8-0).**

4. **CASE NO. 1006-SD-16 – PRELIMINARY MAJOR SUBDIVISION APPROVAL – GULF STREAM PUD, A RE-SUB OF LOT 7 COOL BREEZE COMMERCIAL PARK – OWNER: MICHAEL J. SPECCHIO – APPLICANT: DEWBERRY/PREBLE-RISH** – Request by the applicant for approval of preliminary major subdivision plat to subdivide Lot 7 of Cool Breeze Commercial Park into 56 townhouse lots with common areas. The subject property is 10.11 acres located at the end of Canal Square Lane, and the municipal address is 24830 CANAL ROAD. Griffin Powell stated the applicant requests deferral until the November meeting.

Motion made (Moore/Mitchell) to defer until the November meeting. Roll call revealed: Davis, yes; Jeffries, yes; Mitchell, yes; Moore, yes; Smith, yes; Boyd, yes; Callaghan, yes; Stuart, yes. **Deferred (8-0).**

I. SITE PLAN REVIEW

1. **CASE NO. 0602-SP-16 – SITE PLAN REVIEW – HUDSON MARINA OFFICE – OWNER/APPLICANT: RODNEY & LAURIE JONES** – Request by the applicant for approval of site plan to convert an existing garage building into an office for Hudson Marina for administration, maintenance and reservations. The municipal address is 4685 SOUTH WILSON BOULEVARD in the GB (General Business) zoning district. *Deferred from the Regular Meeting on September 12, 2016.* Griffin Powell presented staff comments to the Planning Commission. Hudson Marina will have a sign along Canal Road. The sign will require a permit and will comply with the Zoning Ordinance. The site plan shows the privacy fence abutting the proposed parking area on the north side of the garage instead of the south property line. Rodney Jones stated he felt the fence would look better on the north side of the building instead of the south side. Chairman Robert Stuart stated that the fence needs to be a buffer as required by the Zoning Ordinance. Rodney Jones stated the fence will be moved to the south side of the building. Kit Alexander stated that code violations associated with Hudson Marina have been addressed.

Motion made (Callaghan/Moore) to approve site plan request subject to staff comments and move fence to the south side in lieu of 30-foot buffer requirement. Roll call revealed: Davis, yes; Jeffries, yes; Mitchell, yes; Moore, yes; Smith, yes; Boyd, yes; Callaghan, yes; Stuart, yes. **Approved (8-0).**

2. **CASE NO. 1003-SP-16 – SITE PLAN REVIEW – CARIBE ON THE BEACH WEST CONDOMINIUM – OWNER: CARIBE ON THE BEACH WEST LLC – APPLICANT: DEWBERRY/PREBLE-RISH** – Request by the applicant for approval of site plan to construct a 27-story condominium with 170 units. The project will include a 15-foot easement for public beach access. The municipal address is 25802 PERDIDO BEACH BOULEVARD in the BR-2 (Beach Resort High Density) zoning district. Griffin Powell presented the staff comments to the Planning Commission. Jared Landry and Larry Wireman were present to address the Planning Commission. Beach access will be provided for official vehicular use.

Motion made (Mitchell/Callaghan) to approve site plan request subject to staff comments. Roll call revealed: Davis, yes; Jeffries, yes; Mitchell, yes; Moore, yes; Smith, yes; Boyd, yes; Callaghan, yes; Stuart, yes. **Approved (8-0).**

3. **CASE NO. 1004-SP-16 – SITE PLAN REVIEW – GRANDER MARINE – OWNER: GRANDER MARINE – APPLICANT: LIEB ENGINEERING** – Request by the applicant for approval of site plan to construct an 11,900-SF building on 4.96 acres for a boat retail facility as well as office spaces and service bays in the rear of the building. The municipal address is 26754 CANAL ROAD in the GB (General Business) zoning district. Griffin Powell presented staff comments to the Planning Commission. Chris Lieb was present to address the Planning Commission. Discussion was held on the chain link and privacy fence.

Motion made (Jeffries/Smith) to approve site plan request subject to staff comments and adding 8-foot privacy along the east, south and west side of the yard. Roll call revealed: Davis, yes; Jeffries, yes; Mitchell, yes; Moore, yes; Smith, yes; Boyd, yes; Callaghan, yes; Stuart, yes. **Approved (8-0).**

4. **CASE NO. 1007-SP-16 – SITE PLAN REVIEW – ROMAR MINI STORAGE – OWNER: GULF SHORES AIRPORT WAREHOUSE LLC – APPLICANT: HASTY LANEY** – Request by the applicant approval of site plan to construct two mini warehouse storage buildings containing 18 total units. The municipal addresses are 4396 and 4398 MONEY BAYOU DRIVE in the GB (General Business) zoning district. Griffin Powell presented the staff comments to the Planning Commission. The Board of Adjustment granted a variance to the parking requirements by reducing the parking required from 20 spaces to 8 spaces. In addition, the Board required a trash receptacle area and prohibited any outdoor storage of boats, vehicles, and equipment. Hasty Laney was present to address the Planning Commission.

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Motion made (Davis/Jeffries) to approve site plan request subject to staff comments.
Roll call revealed: Davis, yes; Jeffries, yes; Mitchell, yes; Moore, yes; Smith, yes; Boyd, yes;
Callaghan, yes; Stuart, yes. **Approved (8-0).**

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN

The meeting adjourned at 5:13 p.m.

Respectfully submitted,

Kit Alexander, Secretary

Robert Stuart, Chairman