

Minutes
Orange Beach Planning Commission
Monday, July 11, 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 4:00 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 Christina McInnis
Commissioner Annette Mitchell
Commissioner Ralph Moore
Commissioner Lannie Smith

Staff Present:

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

Chairman Robert Stuart

Board Members Absent:

Vice Chairman Chris Callaghan

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 June 13, 2016.

H. PUBLIC HEARING

1. **CASE NO. 0601-SD-16 – PRELIMINARY/FINAL MINOR PLAT – RESUBDIVISION OF BEAR POINT HEIGHTS 1 – 5, BLOCK 16 – OWNER/APPLICANT: RODNEY & LAURIE JONES** – Request by the applicant for approval of Preliminary/Final Plat to resubdivide Lots 1 – 5, Block 16 of Bear Point Heights Subdivision and the vacated portion of Second Street between Lot 5, Block 16 and Lot 1, Block 25 into a single lot. The municipal addresses are 27340 CANAL ROAD and 4705 SOUTH WILSON BOULEVARD

in the GB (General Business) zoning district. Griffin Powell presented staff comments to the Planning Commission. He stated the plat request is concurrent to 0602-SP-16 for a change use request. Chairman Robert Stuart opened the public hearing for comments and one person spoke. Robert Norwood asked the reason for the plat request. The applicant is combining six lots into one lot.

Motion made (Smith/Jeffries) to approve preliminary/final plat request subject to staff comments. Roll call revealed: Davis, yes; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Stuart, yes. **Approved (7-0).**

- 2. CASE NO. 0701-SD-16 – PRELIMINARY/FINAL MINOR PLAT – TURNER PLAT #1 – OWNER: MONROE TURNER – APPLICANT: LUCIDO ENGINEERING & SURVEYING** – Request by the applicant for approval of Preliminary/Final Plat to resubdivide Lots 17, 18, 19 and 20 of Giles Canal Pines Subdivision and the unplatted property to the north into a single lot. The subject property is located on Andrews Lane along the Intracoastal Waterway in the I-1 (Industrial) zoning district. Griffin Powell presented staff comments to the Planning Commission. He stated that the request is to combine five lots into one lot and the proposed final plat meets all requirements. Chairman Robert Stuart opened the public hearing for comments and one person was signed up to speak. Lester Boihem stated that he is a principal of Harbor Communications and there are fiber optic and gas lines located within the Andrews Lane right-of-way crossing the Intracoastal Waterway. Jeff White, Clark-Mobile Gas, stated that the existing gas lines, located within the same right-of-way, are indicated on both sides of the ICW. Larry Wireman asked if the City owns an easement or right-of-way in the location of the ICW, north of the Andrews Lane right-of-way. Kit Alexander stated that a title company would be able to determine who owns the land and the presence of easements. Jeff White stated that Clark-Mobile Gas had acquired an easement to place gas lines across the ICW.

Motion made (Jeffries/Mitchell) to approve preliminary/final plat request. Roll call revealed: Davis, yes; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Stuart, yes. **Approved (7-0).**

- 3. CASE NO. 0704-SD-16 – PRELIMINARY/FINAL MAJOR PLAT – KOOZIE LANDING SUBDIVISION – OWNER: KOOZIE LANDING LLC – APPLICANT: R2 GLOBAL INC.** – Request by the applicant to resubdivide Lots 29, 30 and 31 of the Linder Subdivision and Lot 35 of the Chicago Gulf Beach Unit 2 Subdivision into two lots and to plat a 30-foot right-of-way to connect Cotton Way and Illinois Street. The subject property is located on the north end of Cotton Way and Illinois Street in the RS-3 (Single-Family Residential) zoning district. Griffin Powell presented staff comments to the Planning Commission. He stated that the plat will help to accommodate traffic flow. Kit Alexander stated that the road will provide a turnaround for both Cotton Way and Illinois Street vehicles. The new roadway is proposed to be R-base as opposed to pavement. Craig Johnson was present to address the Planning Commission. Chairman Robert Stuart opened the public hearing for comments and one person spoke in opposition. Jon Townsend stated that his property will face the side of the proposed dwellings, not the front, contrary to how the Chicago Beach subdivision was first platted. This will be a detriment to his property value. He stated that he spoke with a councilman, part owner of the property, to place the air conditioning units on the inside property lines.

Craig Johnson stated that the two owners' intentions are for each owner to own one lot. He stated that City Councilmember Jeff Boyd will own lot 2 and place the air conditioning equipment on the west side of the lot. The owners will use gravel or paving, whichever the City requires. Discussion was held on gravel versus paving for the new road. The gravel road with paved aprons would require approval by Public Works. Kit Alexander stated that the right-of-way width will be 30 feet as opposed to the required 60 feet since there are no sidewalks in the subdivision and no requirement for utilities in the right-of-way.

Motion made (Mitchell/Jeffries) to approve preliminary/final plat request subject to staff comments and the new road being asphalted, not gravel. Roll call revealed: Davis, yes; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Stuart, yes. **Approved (7-0).**

4. **CASE NO. 0705-ZT-16 – ZONING TEXT AMENDMENT – SECTION 7.06, E., EXPEDITED PUD REVIEWS** – Request by the Community Development Department for recommendation to City Council for approval of an amendment to Section 7.06, E. of the Zoning Ordinance to remove the ten or fewer acres requirement for expedited or combined preliminary and final PUD reviews. This amendment would allow PUD proposal, regardless of size, to choose an expedited review. Griffin Powell presented the proposed zoning text amendment to the Planning Commission. Kit Alexander stated that PUD requests should not be tied to size. If the PUD is not complex and is a good fit for the neighborhood it should not be penalized to require preliminary and final approval. If the development is complex and there are concerns about the proposal, staff will strongly recommend separate preliminary and final consideration by the Planning Commission and City Council. Kit Alexander also stated that the Planning Commission and City Council can request a proposed combined preliminary and final PUD to be changed to a preliminary PUD proposal and reheard as a separate final PUD proposal. John Lawler stated that he sees no problem with the proposed amendment.

Motion made (Smith/Moore) to recommend approval of zoning text amendment to the City Council. Roll call revealed: Davis, no; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Stuart, yes. **Forwarded to City Council with a favorable recommendation (6-1).**

I. SITE PLAN REVIEW

1. **CASE NO. 0602-SP-16 – SITE PLAN APPROVAL – 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. Griffin Powell presented staff comments to the Planning Commission. He stated that the request is a change of use to convert the garage building into an office for administration, maintenance and reservations. The site plan needs to be revised to show the six-foot high privacy fence to be located on the south property line. A retention pond will be required for the proposed vehicular use area. No one was present to address the Planning Commission.

Motion made (Moore/Davis) to table until the August meeting. Roll call revealed: Davis, yes; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Stuart, yes. **Tabled (7-0).**

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL

1. **CASE NO. 0406-SP-16 – SITE PLAN APPROVAL – ROMAR MINI STORAGE – OWNER: GULF SHORES AIRPORT WAREHOUSE, L.L.C. – APPLICANT: HASTY LANEY** – Request by the applicant for approval of Site Plan to construct two storage buildings containing 18 units. The municipal addresses are 4396 MONEY BAYOU DRIVE and 4398 MONEY BAYOU DRIVE in the GB (General Business) zoning district. *Deferred from the Regular Meeting on 06/13/2016.* No action required. Deferred at July meeting with final extension granted at that time.
2. **CASE NO. 0703-SD-16 – PRELIMINARY MAJOR PLAT – ISLEWORTH SUBDIVISION – OWNER: DAVID E. LINDSEY – APPLICANT: PARLAY INVESTMENTS LLC** – Request by the applicant for approval of Preliminary Plat to resubdivide Lots 14, 15 and 16, Block 13, Bear Point Heights Subdivision to accommodate a new roadway in the Avenue “D” right-of-way with the extracted portion of said lots being dedicated to the City of Orange Beach for public right-of-way. The subject property is located on the Avenue “D” right-of-way north of Canal Road in the RS-2 (Single-Family Residential) zoning district.

Motion made (Mitchell/Jeffries) to defer until the August meeting. Roll call revealed: Davis, yes; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Stuart, yes. **Deferred (7-0).**

K. OTHER BUSINESS

Chairman Robert Stuart requested that the Planning Commission needs to be notified of any open violations on applications before the Board. Any open violations will be made a part of the staff presentation.

L. PUBLIC COMMENTS

M. ADJOURN

The meeting adjourned at 5:08 p.m.

Respectfully submitted,

Kit Alexander, Director

Robert Stuart, Chairman