

PLANNING COMMISSION
CITY OF ORANGE BEACH

Work Session

August 10, 2015

MINUTES

The members of the Planning Commission met on August 10, 2015, at 3:00 p.m. with Chairman Robert Stuart presiding. The meeting was held in City Council Chambers.

Board Members Present:

Commissioner Chris Callaghan
Commissioner John Davis
Commissioner Bill Jeffries
Commissioner Ralph Moore
Commissioner Lannie Smith
Commissioner Mark Williams
Vice Chairman Tim Blackwell
Chairman Robert Stuart

Absent:

Commissioner Annette Mitchell

Staff Present:

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

Griffin Powell gave a brief description of the items to be presented at the August 10, 2015, Planning Commission meeting. He stated that applicants for items 1 and 2 on the agenda have requested deferral until the September meeting due to items due to access.

CASE NO. 0704-PUD-15 – PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL – PHOENIX ORANGE BEACH CONDOMINIUM PUD. The applicant is requesting deferral until the September meeting.

CASE NO. 0705-PUD-15 – PRELIMINARY PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL – COTTAGES AT PARK’S EDGE PUD. The applicant is requesting deferral until the September meeting.

CASE NO. 0707-SD-15 – PRELIMINARY/FINAL MINOR PLAT – BLACKBURN FAMILY DIVISION PLAT 2. Staff is requesting deferral because the plans do not provide for lot 4C to front on an improved right-of-way as required by the subdivision regulations. Griffin Powell stated request meets all plat requirements.

CASE NO. 0801-SD-15 – PRELIMINARY/FINAL MINOR PLAT – CAIN RESUBDIVISION. Griffin Powell stated that the applicant is changing lot lines to face on Magnolia. The request meets all plan requirements.

CASE NO. 0802-SD-15 – PRELIMINARY/FINAL MINOR PLAT – PIROQUE LLC RESUBDIVISION. Griffin Powell stated the applicant seeks to combine two lots. The request meets plat requirements with minor outstanding items.

CASE NO. 0803-PUD-15 – PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL – SKALNEK-KEAHL PUD. Griffin Powell stated that the PUD request is to provide drainage easement and allow the owners to rebuild the existing structures. He stated that the zoning ordinance was changed in 2005 to not allow duplexes in RS-2 and RS-3 zoning districts. Kit Alexander explained that there is a swamp located next to the subject property. There is an 18” pipe to drain the area and the City seeks to install two 24” pipes to reduce maintenance and increase the flow. Jerry Johnson, Yo Johnson, Steve Taylor, Ray Ramirez and James Phillips voiced concerns with PUD zoning and would prefer the owners to request a variance before the Board of Adjustment.

Adjourned at 3:55 p.m.

Kit Alexander, Secretary

Robert Stuart, Chairman