

Minutes
Orange Beach Planning Commission
August 14, 2023 4:00 PM
Council Chambers - Orange Beach Municipal Complex
4099 Orange Beach Boulevard

A. CALL TO ORDER

Chairman Stuart called the meeting to order at 3:55 PM.

B. INVOCATION

Commissioner Bauer gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries
Commissioner Annette Mitchell
Commissioner Jack Robertson
Commissioner Glenn Smith
Commissioner Landon Smith
Commissioner Nelson Bauer
Vice Chairman Kathy Lindsey
Chairman Robert Stuart

Staff Present:

Kit Alexander, Community Development Director
Griffin Powell, Planner II
Sean Brumley, GIS Specialist
Jamie Logan City Attorney

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 to the minutes and the minutes stand approved as submitted.

Approval of minutes from regular Planning Commission meeting on July 10, 2023.

H. PUBLIC HEARINGS

1. **Case No. 0705-SD-23, Replat of Lots 25 and 26 of The Replat of Gulf Bay Tracts, Unit 2 Subdivision**

Lucido Engineering & Surveying LLC, on behalf of Douglas and Cynthia Cunningham and Terry and Angela Kelley, requests approval of a Preliminary and Final Minor Subdivision to relocate the lot line between Lots 25 and 26 of The Replat of Gulf Bay Tracts, Unit 2 Subdivision. The properties are located at 24293 and 24297 Gulf Bay Road in the Single-Family Residential (RS-1) zoning district. *Deferred from the Regular Meeting on July 10, 2023.* Griffin Powell presented to the Planning Commission. Chairman Stuart opened the public hearing and no one was signed up to speak. Chairman Stuart closed the public hearing.

Motion to approve the Preliminary and Final Minor Subdivision subject to staff comments.

Motion made and seconded (L. Smith/Mitchell) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice Chairman Lindsey, yes; Commissioner Glenn Smith, yes; Commissioner Robertson, yes; Commissioner Landon Smith, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

Approved (8-0).

2. **Case No. 0801-CU-23, Money Bayou Storage Buildings**

Engineering Design Group, on behalf of SPI Properties LLC, requests a recommendation to the City Council for approval of a Conditional Use to construct a storage unit facility covering more than 12,800 square feet along with an office area covering approximately 1,900 square feet. The property is located at 4400 and 4402 Money Bayou Drive in the General Business (GB) zoning district. Griffin Powell presented to the Planning Commission. Chairman Stuart opened the public hearing and no one was signed up to speak. Chairman Stuart closed the public hearing.

Commissioner Mitchell asked if warehouse storage will be the only type of business operating out of the storage buildings and office. Tucker Shaver stated that there will be a few employees that will operate condo rentals out of the office.

Commissioner Stuart asked how the shutters will be positioned on the building. Griffin Powell provided the building elevation showing the shutters.

Chairman Stuart asked the Commissioners if they were supportive of a gravel vehicular use area as opposed to asphalt or concrete. The Commissioners indicated they were in support of gravel for this land use.

Motion to approve the Conditional Use subject to staff comments.

Motion made and seconded (Bauer/Lindsey) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice Chairman Lindsey, yes; Commissioner Glenn Smith, yes; Commissioner Robertson, yes; Commissioner Landon Smith, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

Approved (8-0).

I. SITE PLAN REVIEWS

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE


K. OTHER BUSINESS

Griffin Powell indicated that there will be four new cases for the September meeting. He informed the Planning Commissioners that there is SARPC training to take place on September 13th in Foley and staff will be extending an invitation to each of the Commissioners.

L. PUBLIC COMMENTS

M. ADJOURN

Adjourned at 4:14PM

A handwritten signature in black ink, appearing to be 'K Alexander', written above a horizontal line.

Kit Alexander

A handwritten signature in black ink, appearing to be 'R Stuart', written above a horizontal line.

Robert Stuart, Chairman