

Minutes
Orange Beach Planning Commission
September 11, 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 4:00 PM.

B. INVOCATION

Commissioner Simpson gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries
Commissioner Pat Simpson
Commissioner Glenn Smith
Commissioner Jack Robertson
Commissioner Lannie Smith
Commissioner Nelson Bauer
Chairman Robert Stuart

Staff Present:

Kit Alexander, Community Development Director
Griffin Powell, Planner II
Sherri Descalzo, P&Z Coordinator
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.

1. Approval of minutes from regular Planning Commission meeting on August 14, 2023.

H. PUBLIC HEARINGS

1. **Case No. 0901-CU-23, McInnis Company Office and Storage**

McInnis Company LLC requests recommendation to the City Council for approval of **Conditional Use** for a two-phased expansion of the existing facility. The first phase will

consist of a 7,000-SF covered storage area attached to the rear of the existing building, a 1,520-SF shed, and two mini warehouse buildings covering 12,500 SF. The second phase will consist of a 6,000-SF commercial building and three mini warehouse buildings covering 25,000 SF. The property is located at 26830 and 26846 Canal Road in the General Business (GB) zoning district. Griffin Powell presented to the Planning Commission. Chairman Stuart opened the public hearing.

Jerry Waters stated that his property is 750 feet from the subject site. He said he heard a rumor there is a proposed road through Terry Cove but staff stated there is no Terry Cove roadway connectivity included in the project scope. Chairman Stuart closed the public hearing. Chairman Stuart asked the Commissioners if they supported the gravel vehicular use and storage area and they indicated it is appropriate for the use.

Motion to recommend approval of the Conditional Use to City Council subject to staff comments.

Motion made and seconded (Bauer/Jeffries) Commissioner Jeffries, yes; Commissioner Simpson, yes; Commissioner Glenn Smith, yes; Commissioner Robertson, yes; Commissioner Lannie Smith, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

Approved (7-0).

2. Case No. 0902-SD-23, Buena Vista on the Beach, Phase 4 Final Plat

75/25 Investments LLC requests approval of **Final Major Subdivision** for Phase 4 of the Buena Vista on the Beach Planned Unit Development (PUD) consisting of 18 lots (Lots 44 through 62). Phase 4 is located on Parkside Lane in the Buena Vista on the Beach PUD at 23601 Perdido Beach Boulevard. 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 Final Major Subdivision subject to staff comments.

Motion made and seconded (Robertson/Bauer) Commissioner Jeffries, yes; Commissioner Simpson, yes; Commissioner Glenn Smith, yes; Commissioner Robertson, yes; Commissioner Lannie Smith, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

Approved (7-0).

3. Case No. 0903-SD-23, Summer Salt Phase Two, A Resubdivision of Lot 101 of Summer Salt Plaza 2 Subdivision and Area 5 of Summer Salt Phase One

Dewberry, on behalf of Summer Salt 2019 LLC, requests approval of **Final Major Subdivision** to combine Area 5 of Summer Salt Phase One with Lot 101 of Summer Salt Plaza 2 and to subdivide the 22 acres into the second phase of the Summer Salt PUD residential subdivision consisting of 31 cottage lots. This property is located at the end of Salt Drive in the northwest corner of the Summer Salt PUD. 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 Final Major Subdivision subject to staff comments.

Motion made and seconded (Jeffries/G.Smith) Commissioner Jeffries, yes; Commissioner Simpson, yes; Commissioner Glenn Smith, yes; Commissioner Robertson, yes; Commissioner Lannie Smith, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

Approved (7-0).

4. Case No. 0904-SD-23, Braden Subdivision. Resubdivision of Lots 71 and 72 of Terry Cove Harbor Subdivision

Weygand Wilson Surveying LLC, on behalf of Danny Braden, requests approval of

Preliminary and Final Minor Subdivision to combine Lots 71 and 72 of Terry Cove Harbor Subdivision into one lot. The property is located at 4108 and 4108A Harbor Road in the Terry Cove Harbor Planned Unit Development (PUD). 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 Major Subdivision subject to staff comments.

Motion made and seconded (Simpson/Robertson) Commissioner Jeffries, yes; Commissioner Simpson, yes; Commissioner Glenn Smith, yes; Commissioner Robertson, yes; Commissioner Lannie Smith, yes; Commissioner Bauer, yes, Chairman Stuart, yes.
Approved (7-0).

I. SITE PLAN REVIEWS

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

K. OTHER BUSINESS

Griffin Powell stated there are eight new cases for the October meeting.

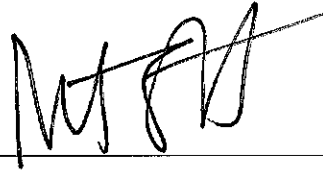
L. PUBLIC COMMENTS

M. ADJOURN

Adjourned at 4:26PM



Kit Alexander



Robert Stuart, Chairman