

Minutes  
Orange Beach Planning Commission  
January 8, 2024 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 Jeffries gave the invocation.

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

Board Members Present:

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

Staff Present:

Kit Alexander, Community Development Director  
Griffin Powell, City Planner  
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 Planning Commission Work Session on December 11, 2023.
2. Approval of minutes from regular Planning Commission Meeting on December 11, 2023.

**H. PUBLIC HEARINGS**

**1. Case No. 1108-ZT-23, Zoning Text Amendment, Section 5.28, Storage on Vacant Residential Lots**

The Community Development Department requests recommendation to the City Council for approval of a **Zoning Text Amendment** to add a new section to Article 5 of the Orange Beach Zoning Ordinance regarding the storage of vehicles, boats, trailers, recreational vehicles, materials, etc. on vacant residential lots. *Deferred from the Regular Meeting on December 11, 2023.* Griffin Powell asked the Commission to defer to February 12, 2024 meeting.

*Motion to defer the item to the February 12, 2024 meeting.*

Motion made and seconded (Mitchell/Simpson) Commissioner Jeffries, yes; Commissioner Mitchell, 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**

**1. Case No. 0102-SP-24, Keel boat & RV Storage, Phase 3**

Lieb Engineering Company, on behalf of FM Holdings LLC, requests approval of a **Site Plan Review** to construct a 40' by 60' open storage structure. The property is located at 27103 Canal Road in the General Business (GB) zoning district. Griffin Powell presented to the Planning Commissioners.

*Motion to approve site plan review subject to staff comments.*

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

**Approved (7-0).**

**J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE**

**K. OTHER BUSINESS**

Griffin Powell indicated that the February Planning Commission agenda will have seven new cases and the one deferred item from this meeting.

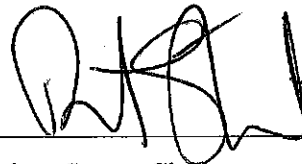
**L. PUBLIC COMMENTS**

**M. ADJOURN**

Adjourned at 4:08PM



Kit Alexander



Robert Stuart, Chairman