

Minutes
Orange Beach Planning Commission
September 9, 2024 – 4:00 PM
Council Chamber – 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 Mitchell gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner Annette Mitchell
Commissioner Tim Harry
Commissioner Jack Robertson
Commissioner Glenn Smith
Commissioner Nelson Bauer
Chairman Robert Stuart

Staff Present:

Griffin Powell, City Planner
Sherri Descalzo, Planning Coordinator
Sean Brumley, GIS Specialist
Chris Pappas, City Engineer
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 the Planning Commission regular meeting on August 12, 2024.

H. PUBLIC HEARINGS

1. **Case No. 0403-PUD-24, ICW Marina**

Lieb Engineering Company, on behalf of BC Bayview Investments LLC, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 3.3 acres from Industrial (I-1) to Planned Unit Development (PUD) for a 26-slip marina on the Intracoastal Waterway. The property is located at 22321 Canal Road. *Deferred from the Regular Meeting on May 13, 2024.*

Griffin Powell stated that the applicant had pulled the project because they were unable to obtain the requested slips for the marina from the U.S. Army Corps of Engineers.

No action was required from the Planning Commission.

I. SITE PLAN REVIEW

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. Case No.0705-SD-24, Oak Shores Subdivision

Lucido Engineering & Surveying LLC, on behalf of Daniel G. Blackburn, requests approval of **Preliminary Major Subdivision** to subdivide Lot 4-A of Blackburn Family Division Plat #2 Subdivision and Lots 1, 4 and 5 of Jamaica Estates Subdivision into a single-family residential subdivision containing 76 lots. The property is located at the northwest corner of the intersection of Canal Road and Sampson Avenue in the Single-Family Residential (RS-1) zoning district. *Deferred from the Regular Meeting on August 12, 2024.*

Griffin Powell stated staff's request to defer public hearing and consideration to the October meeting because the applicant was unable to provide revised plans at second deadline submission. This will be the third deferral of the application.

There were no questions from the Planning Commission.

Chairman Stuart called for a motion and vote.

Motion to defer to the October 14, 2024, meeting, this will be the third and final deferral.

Motion made and seconded (Mitchell/Bauer) Commissioner Mitchell, yes; Commissioner Harry, yes; Commissioner Glen Smith, yes; Commissioner Robertson, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

Approved (6-0).

K. OTHER BUSINESS

1. Griffin Powell stated that five applications were submitted for the October meeting and will be on the agenda along with the Oak Shores Subdivision request.
2. With the second Monday in November being on Veterans Day, the Planning Commission agreed the move the regular meeting date from November 11 to November 12.

L. PUBLIC COMMENT

M. ADJOURN

With no further business, the meeting was adjourned at 4:06 PM.



Adam Roberson,
Community Development Director



Robert Stuart,
Chairman