

Minutes
Orange Beach Planning Commission
June9, 2025 – 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

Chairman Stuart gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner Tim Harry
Commissioner Annette Mitchell
Vice Chairman Kathy Lindsey
Commissioner Pat Simpson
Commissioner Glen Smith
Commissioner Jack Robertson
Commissioner Lannie Smith
Commissioner Adam Roberson
Chairman Robert Stuart

Staff Present:

Griffin Powell, City Planner
Sherri Descalzo, Planning Coordinator
Sean Brumley, GIS Specialist
Woody Speed, Coastal Regulatory Manager
Jamie Logan, City Attorney
Chris Pappas, City Engineer
Joel Jenkins, Fire Marshal

E. APPROVAL OF AGENDA

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 Regular Meeting on May 12, 2025

H. PUBLIC HEARINGS

1. Case No. 0603-CU-25, Keel RV Storage, Third Addition

Lieb Engineering Company LLC, on behalf of Mark Keel Construction LLC, requests a recommendation to the City Council for **Conditional Use Approval** to construct three mini warehouses. The property is located at 27103 Canal Road in the General Business (GB) zoning district.

Griffin Powell presented the request and staff comments to the Planning Commission.

Chairman Stuart opened the Public Hearing. With no persons registered to speak, the Public Hearing was closed.

Chairman Stuart asked the Commission members if there were any problems with the vehicular use area being gravel. There were none.

Commissioner Mitchell asked if gravel had been previously approved for this storage site. Mr. Powell stated yes.

There were no further questions or comments from the Planning Commission.

Chairman Stuart called for a motion and vote.

Motion for a favorable recommendation to City Council subject to staff comments and with the addition of a gravel vehicular use area.

Motion made and seconded (Lindsey/Harry) Commissioner Mitchell, yes; Commissioner Harry, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner G.Smith, yes; Commissioner Robertson, yes; Commissioner L.Smith, yes; Commissioner Roberson, yes; Chairman Stuart, yes.

Approved (9-0).

2. Case No. 0605-CPA-25, Comprehensive Plan Amendment, PIN 49734

The Community Development Department requests approval of a **Comprehensive Plan Amendment** to change the Future Land Use Map (FLUM) land use designation for Property PIN 49734 from *Commercial Center Low Intensity* to *Neighborhood Preservation*. The property is located at 28226 Canal Road.

Griffin Powell presented the request to the Planning Commission.

Chairman Stuart opened the Public Hearing. With no persons registered to speak, the Public Hearing was closed.

Chairman Stuart asked for clarification on Neighborhood Preservation. Mr. Powell stated that it is a land use category for protecting single-family residential neighborhoods.

There were no further questions or comments from the Planning Commission.

Chairman Stuart called for a motion and vote.

Motion to approve to amend the Future Land Use Map.

Motion made and seconded (L.Smith/Lindsey) Commissioner Mitchell, yes; Commissioner Harry, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner G.Smith, yes; Commissioner Robertson, yes; Commissioner L.Smith, yes; Commissioner Roberson, yes; Chairman Stuart, yes.

Approved (9-0).

3. **Case No. 0606-CPA-25, Comprehensive Plan Amendment, PIN 208996 and 20644**

The Community Development Department requests approval of a **Comprehensive Plan Amendment** to change the Future Land Use Map (FLUM) to give Property PIN 208996 and 20644 the land use designation of *Civic Space*. The properties are located on Russian Road.

Griffin Powell presented the request to the Planning Commission.

Chairman Stuart opened the Public Hearing. With no persons registered to speak, the Public Hearing was closed.

There were no questions or comments from the Planning Commission.

Chairman Stuart called for a motion and vote.

Motion to approve to amend the Future Land Use Map.

Motion made and seconded (L.Smith/G.Smith) Commissioner Mitchell, yes; Commissioner Harry, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner G.Smith, yes; Commissioner Robertson, yes; Commissioner L.Smith, yes; Commissioner Roberson, yes; Chairman Stuart, yes.

Approved (9-0).

I. **SITE PLAN REVIEW**

1. **Case No. 0601-SP-25, Lauder Lane Commercial Complex**

Lieb Engineering Company LLC, on behalf of Mark Keel Construction LLC, requests approval of **Site Plan Review** to construct a two-story, 3,700-SF commercial building. The property is located at 4318 Lauder Lane in the Neighborhood Business (NB) zoning district.

Griffin Powell presented the request and staff comments to the Planning Commission.

Chairman Stuart opened the floor for comments.

Chris Lieb, Lieb Engineering Company LLC, stated that he was present to answer any questions.

There were no comments or questions from the Planning Commission.

Chairman Stuart called for a motion and vote.

Motion to approve Site Plan subject to staff comments.

Motion made and seconded (Simpson/Robertson) Commissioner Mitchell, yes; Commissioner Harry, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner G.Smith, yes; Commissioner Robertson, yes; Commissioner L.Smith, yes; Commissioner Roberson, yes; Chairman Stuart, yes.

Approved (9-0).

2. **Case No. 0602-SP-25, Grander Marine Boat Barn**

Lieb Engineering Company LLC, on behalf of Grander Marine LLC, requests approval of **Site Plan Review** to construct a dry boat storage building. The property is located to the southeast of

Grander Marine, which is located at 26754 Canal Road, in the Marine Resort (MR) zoning district.

Griffin Powell presented the request and staff comments to the Planning Commission.

Chairman Stuart opened the floor for comments.

Chris Bazor and Mark Bazor, property owners, stated that they were present to answer any questions.

Commissioner Mitchell asked about the operation of the facility. Chris Bazor stated it would be for inside boat storage with staging being on the property near the facility.

Commissioner Simpson asked about the retention pond and if it was near the Terry Cove Subdivision. Chris Pappas, City Engineer, stated there were no setbacks on retention ponds and there would be more than 575 feet of wetlands between the retention pond and the Terry Cove Subdivision.

Commissioner Lannie Smith expressed concerns about fueled boats in the facility and fire safety. Joel Jenkins, Fire Marshal, stated that the facility will be fully sprinkled as required by code.

There were no further comments or questions from the Planning Commission.

Chairman Stuart called for a motion and vote.

Motion to approve Site Plan subject to staff comments.

Motion made and seconded (Mitchell/Harry) Commissioner Mitchell, yes; Commissioner Harry, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner G.Smith, yes; Commissioner Robertson, yes; Commissioner L.Smith, yes; Commissioner Roberson, yes; Chairman Stuart, yes.

Approved (9-0).

3. Case No. 0604-SP-25, Orange Beach Mini Golf, Building Additions

John E. Pilcher, Jody T. Pilcher III, Mary E. Pilcher, and Emmie Pilcher Flowers request approval of **Site Plan Review** to modify a previously approved site plan for a miniature golf facility by increasing the floor area of the ice cream shop and by constructing a pizza parlor and ticket office. The property is located at 24621 and 24645 Perdido Beach Boulevard in the General Business (GB) zoning district.

Griffin Powell presented the request and staff comments to the Planning Commission.

Chairman Stuart opened the floor for comments.

Commissioner Mitchell asked about the staff conditions and if the Fire Department concurred with the plans. Mr. Powell stated that the staff conditions would be handled at the time of permitting. Joel Jenkins, Fire Marshal, stated the Fire Department would be able to service the buildings and the site.

There were no further comments or questions from the Planning Commission.

Chairman Stuart called for a motion and vote.

Motion to approve Site Plan Review subject to staff comments.

Motion made and seconded (L.Smith/Simpson) Commissioner Mitchell, yes; Commissioner Harry, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner G.Smith, yes; Commissioner Robertson, yes; Commissioner L.Smith, yes; Commissioner Roberson, yes; Chairman Stuart, yes.

Approved (9-0).

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

K. OTHER BUSINESS

Griffin Powell stated there were five new applications for the July meeting.


L. PUBLIC COMMENT

M. ADJOURN

With no further business, the meeting was adjourned at 4:24 PM.



Adam Roberson,
Community Development Director



Robert Stuart,
Chairman