

Minutes
Orange Beach Planning Commission
March 9, 2026 – 4:00 PM
Council Chamber – Orange Beach Municipal Complex
4099 Orange Beach Boulevard

A. CALL TO ORDER

Chairman Smith called the meeting to order at 4:00 PM.

B. INVOCATION

Vice Chairman Pat Simpson gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner Ginger Harrelson
Commissioner Tim Harry
Commissioner Greg Kennedy
Commissioner Annette Mitchell
Commissioner Adam Roberson
Vice Chairman Pat Simpson
Commissioner Glenn Smith
Chairman Lannie Smith

Staff Present:

Griffin Powell, City Planner
Sherri-Descalzo, Administrative Assistant
Sean Brumley, GIS Specialist
Jamie Logan, City Attorney
Woody Speed, Coastal Regulatory Manager
Chris Pappas, City Engineer

E. APPROVAL OF AGENDA

F. CONFLICTS OF INTEREST

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 February 9, 2026.

H. PUBLIC HEARINGS

1. **Case No. 0301-SD-26, Dittlinger Subdivision, Replat of Lot 1, Block 5, East Orange Beach Subdivision:** Weygand Wilson Surveying LLC, on behalf of Nicholas and Vera Dittlinger, requests approval of **Preliminary and Final Minor Subdivision** to subdivide one lot into two lots. The property is located at 5306 Pine Road in the Single-Family Residential (RS-2) zoning district.

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

Chairman Smith opened the Public Hearing. With none registered to speak, the Public Hearing was closed.

Chairman Smith asked if there were any questions from the Planning Commission. There were none.

Chairman Smith called for a motion and vote.

A motion to approve subject to staff comments was made by Commissioner Kennedy and seconded by Commissioner Roberson. The motion was approved unanimously.

2. **Case No. 0302-SD-26, Crawford Subdivision, Replat of Lot 13A, Beck Plat #1 Subdivision:** Reese Harpel, on behalf of Audemus Properties LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide one lot into two lots. The property is located at 27127 Palmetto Drive in the Single-Family Residential (RS-2) zoning district.

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

Chairman Smith opened the Public Hearing. With none registered to speak, the Public Hearing was closed.

Chairman Smith asked if there were any questions from the Planning Commission. There were none.

Chairman Smith called for a motion and vote.

A motion to approve subject to staff comments was made by Commissioner Mitchell and seconded by Vice Chairman Simpson. The motion was approved unanimously.

3. **Case No. 0303-SD-26, Horton Resubdivision, Replat of Lots 255 & 256, Bear Point Estates Subdivision:** Smith Clark & Associates, on behalf of Donald and Terra Horton, requests approval of **Preliminary and Final Minor Subdivision** to combine two lots into one lot. The property is located at 5392 Ornacor Avenue in the Single-Family Residential (RS-2) zoning district.

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

Chairman Smith opened the Public Hearing. With none registered to speak, the Public Hearing was closed.

Chairman Smith asked if there were any questions from the Planning Commission. There were none.

Chairman Smith called for a motion and vote.

A motion to approve subject to staff comments was made by Commissioner Kennedy and seconded by Commissioner Harrelson. The motion was approved unanimously.

I. SITE PLAN REVIEW

1. **Case No. 0308-SP-26, OSO Restaurant:** Bear Point Harbor LLC requests approval of **Site Plan Review** to construct a 30' by 90' open-sided structure to the east of the restaurant. The property is located at 5749 Bay La Launch Avenue in the Marine Resort (MR) zoning district.

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

Chairman Smith asked if there were any questions from the Planning Commission or if the applicant had any comments.

Craig Reaves, applicant, stated that the proposed structure will not only help the restaurant but also provide shelter for those waiting on dolphin cruises.

Commissioner Roberson stated the proposed structure was 24 feet from the property line and a 20-percent encroachment was allowed into the 30-foot setback. Mr. Powell confirmed the encroachment was allowed.

Chairman Smith asked if there were any further questions from the Planning Commission. There were none.

Chairman Smith called for a motion and vote.

A motion to approve subject to staff comments was made by Commissioner Kennedy and seconded by Vice Chairman Simpson. The motion was approved unanimously.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. **Case No. 0304-SP-26, Terrell Office Building:** Lieb Engineering, on behalf of Jim Terrell, requests approval of **Site Plan Review** to construct a 7,500-SF multi-tenant commercial building. The property is located at 24190 Canal Road in the General Business (GB) zoning district.

Griffin Powell stated the applicant requested a deferral to the May meeting.

Chairman Smith called for a motion and vote.

A motion to defer was made by Commissioner Harrelson and seconded by Commissioner Kennedy. The motion was approved unanimously.

K. OTHER BUSINESS

1. Griffin Powell gave an update on the Comprehensive Plan and stated the draft plan would be emailed to the Planning Commission members for review and comments.
2. Griffin Powell and Sherri Descalzo briefed the Planning Commission and audience on email fraud involving invoices being sent to applicants asking them to wire money.
3. Griffin Powell stated there were six new application for the April meeting.

L. PUBLIC COMMENT

M. ADJOURN

With no further business, the meeting was adjourned at 4:13 PM.



Adam Roberson,
Community Development Director



Lannie Smith
Chairman