

**The City of Daphne
Planning Commission Minutes
Regular Meeting of July 22, 2021
Council Chamber, City Hall - 5:00 P.M.**

Call to Order:

Chairwoman called the regular meeting of the City of Daphne Planning Commission to order at 5:02 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

James "Bo" White
John Peterson
Adam Manning
Phillip Hodgson, Secretary
Marybeth Bergin, Chairwoman
Andrew Prescott arrived @ 5:02 p.m.
Ronnie Huskey
Kevin Spriggs was excused @ 5:30 p.m.
Steve Olen was excused @ 5:41 p.m.

Staff Present:

Adrienne Jones, AICP, Director of Community Development
Jan Vallecillo, Planning Coordinator
Patrick Dungan, Attorney
Troy Strunk, Executive Director, City Development

The first order of business is the approval of the minutes.

Chairwoman asked for questions, comments or corrections to the minutes ***of the regular meeting of June 24, 2021. There being none, minutes are approved as submitted.***

Chairwoman stated that the order of the agenda has been rearranged to accommodate the Commissioners who must be excused early.

The next order of business is an administrative presentation for Winged Foot Commercial Site C-1.

An introductory presentation was given by Kyle Strachan, representative of Dewberry, requesting Planning Commission consideration of a partial sidewalk exemption as outlined in Section 11-11(f) of the Land Use Ordinance.

Chairwoman advised the developer is requesting a partial sidewalk exemption due to the inability to install the sidewalk along the front of the property.

Mr. Strunk advised that the developer is requesting a waiver to the sidewalk requirement and to contribute ten thousand dollars for the City to construct a sidewalk, install a drainage pipe and for fill.

Chairwoman asked for Commission questions or comments.

**The City of Daphne
Planning Commission Minutes
Regular Meeting of July 22, 2021
Council Chamber, City Hall - 5:00 P.M.**

Mr. Huskey asked for clarification about the party that would be responsible for the installation of the drainage pipe on private property.

Chairwoman asked for Commission questions or comments and a motion.

A Motion was made by Mr. Hodgson and Seconded by Mr. Prescott to approve an option to allow the developer to pay to the City of Daphne ten thousand dollars for the future installation of a sidewalk along County Road 64 and for the City to incur the cost of the associated drainage improvements.

During discussion, Mr. Olen questioned whether or not the cost estimate provided by the developer was sufficient to cover the cost and proposed an amendment to the cost to fifteen thousand dollars. Mr. Prescott asked about his amendment. Mr. Olen advised that his amendment was proposed due to his concern about the City incurring the cost of the installation of the drainage pipe and sidewalk.

Mr. Strunk advised that the City will construct the sidewalk and install the drainage pipe during the right-of-way improvements to County Road 64 proposed by the MPO and advised that the City Attorney was agreeable. Mr. Dungan advised that the developer may contribute funds for work to occur during the improvement of the right-of-way on County Road 64.

An Amendment to the main motion was made by Mr. Olen and Seconded by Mr. Peterson to approve an option to allow the developer to pay to the City of Daphne fifteen thousand dollars for the future installation of a sidewalk along County Road 64 and for the City to incur the cost of the associated drainage improvements.

During discussion, Mr. Peterson commented that he supported the motion to ensure that there is funding to construct the crosswalk. Mr. Prescott stated the crosswalk is a part of the original subdivision and not a part of this development. Ms. Jones clarified that Predazzer Lane is a city street and any improvements would be addressed at the time of the review and issuance of a right-of-way permit or for the City to make the improvement itself.

The Chair called for a roll call vote on the motion to amend.

Upon roll call vote, the Motion to amend carried.

Mr. White	Aye
Mr. Peterson	Aye
Mr. Manning	Nay
Mr. Hodgson	Nay
Ms. Bergin	Aye
Mr. Prescott	Nay
Mr. Huskey	Aye
Mr. Olen	Aye

The Chair called for a roll call vote on the motion as amended.

**The City of Daphne
Planning Commission Minutes
Regular Meeting of July 22, 2021
Council Chamber, City Hall - 5:00 P.M.**

Upon roll call vote, **the Motion as amended carried.**

Mr. White	Aye
Mr. Peterson	Aye
Mr. Manning	Nay
Mr. Hodgson	Nay
Ms. Bergin	Aye
Mr. Prescott	Nay
Mr. Huskey	Aye
Mr. Olen	Aye

The next order of business is site plan review for Radney Baldwin County Funeral Home.

Ms. Jones advised that the applicant has requested that the application be tabled until the regular meeting of August 26, 2021.

The next order of business is preliminary/final plat review for Wade Lott Property into ALDI Tract Subdivision and site plan review for ALDI Grocery Store.

An introductory presentation was given by Nikolaas Melancon, and representatives of Duplantis Design Group, requesting preliminary/final plat review of a one-lot subdivision consisting of six point seven acres located northeast of Whispering Pines Road and U.S. Highway 98. He noted that the purpose of the subdivision is to carve out a parcel for ALDI Grocery Store and to provide access to U.S. Highway 98 for signage.

Chairwoman asked for Commission questions or comments.

Mr. Huskey asked about the Public Work comments. Mr. Melancon advised that staff comments have been addressed.

Mr. White asked about the crosswalk and the cemetery. Mr. Melancon responded that the crosswalk is located on each side of the flared drive on Whispering Pines Road and a note was added to site plan that states that the contractor must install temporary construction fencing to ensure that no disturbance occurs to the cemetery adjacent to the ALDI parcel.

Chairwoman asked about the installation of the fencing. Mr. Melancon responded that the fencing is temporary; landscaping will be installed as a permanent buffer along the property line.

Chairwoman opened the floor to public participation.

Dr. Pam Henson, 810 Juniper Street Court, commented and expressed her concerns about traffic congestion at this intersection. Mr. Melancon advised that the traffic impact study recommended an extension of the right turn lane at U.S. Highway 98 and Whispering Pines Road that must be reviewed and approved by ALDOT.

Chairwoman closed public participation and asked for a motion on the associated applications.

The City of Daphne
Planning Commission Minutes
Regular Meeting of July 22, 2021
Council Chamber, City Hall - 5:00 P.M.

A Motion was made by Mr. Prescott and **Seconded** by Mr. Huskey **to approve Made Lot Property into ALDI Tract preliminary/final subdivision plat. There was no discussion on the motion. The Motion carried unanimously.**

A Motion was made by Mr. Prescott and **Seconded** by Mr. Hodgson **to approve the site plan for ALDI Grocery Store with the condition that all staff comments be resolved. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is preliminary/final plat review for Laurel Subdivision.

An introductory presentation was given by Hunter Smith, representative of Smith, Clark & Associates, requesting preliminary/final plat review of a two-lot subdivision consisting of approximately two-point five eight acres located southwest of Main Street and War Eagle Drive for the purpose of the construction of a residential home.

Chairwoman asked for Commission questions or comments and opened the floor to public participation.

Paul Soutullo, 6584 Haley Lane, commented regarding an existing drainage issue at Main Street and Haley Lane.

Chairwoman closed public participation and asked for a motion.

A Motion was made by Mr. Manning and **Seconded** by Mr. Peterson **to approve Laurel preliminary/final subdivision plat. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is an administrative presentation.

Ms. Jones presented a proposed amendment to the Land Use Ordinance requesting Planning Commission consideration to allow multi-family structures which contain twenty-four dwelling units in lieu of twenty dwelling units per building; structures will not exceed two hundred feet in length.

A Motion was made by Mr. Prescott and **Seconded** by Mr. Peterson **to set forth a favorable recommendation to the City Council to amend the Land Use and Development Ordinance to allow up to twenty-four dwelling units per building in the multiple family garden apartment definition in lieu of twenty dwelling units per building. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is public participation.

Chairwoman asked for public participation.

None presented.

The next order of business is the attorney's report.

Mr. Dungan stated no report.

**The City of Daphne
Planning Commission Minutes
Regular Meeting of July 22, 2021
Council Chamber, City Hall - 5:00 P.M.**

The next order of business is commissioner's comments.

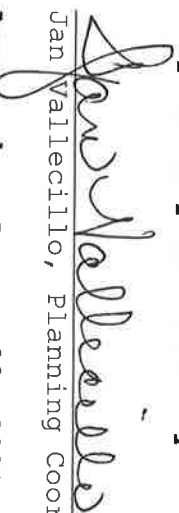
None presented.

The next order of business is director's comments.

Director presented the upcoming meeting dates. Site Preview is August 18, and the Regular Meeting is August 28. She welcomed Josh Newman, City Engineer. She advised that the City Council approved the appropriation for the Comprehensive Plan

There being no further business, the meeting was adjourned at 6:05 P.M.

Respectfully submitted by:


Jan Vallecillo, Planning Coordinator

Approved: August 28, 2021


Marybeth Bergin, Chairwoman