

**The City of Daphne
Planning Commission Minutes
Regular Meeting of December 16, 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 5:05 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Phillip Hodgson, Secretary
Adam Manning
John Peterson
Marybeth Bergin, Chairwoman
Kevin Spriggs
Steve Olen

Staff Present:

Adrienne Jones, AICP, Director of Community Development
Jan Vallecillo, Planning Coordinator
Patrick Dungan, Attorney
Troy Strunk, Executive Director, City Development
Josh Newman, City Engineer
Tim White, Environmental Programs Manager

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 November 18, 2021. There being none, minutes are approved as submitted.***

Chairwoman advised the next order of business is site plan review for the Noble at Daphne. She stated the applicant has requested that the application be tabled until the regular meeting of January 27, 2022.

The next order of business is site plan review for Las Catrinas.

An introductory presentation was given by David Shumer, Barton & Shumer Engineering, requesting site plan review of a restaurant with associated parking, drainage, and landscaping southwest of the intersection of Alabama Highway 181 and Highway 31, TimberCreek Village Subdivision. The site plan consists of the construction of a sidewalk and utilities along Highway 31; storm water is directed west through the wilderness area and to the common detention pond at the sales office on TimberCreek Boulevard; and, the ingress/egress easement shown extends to the eastern boundary consistent with the subdivision plat.

Chairwoman asked for Commission questions or comments.

Mr. Peterson asked Mr. Newman to address the capacity of the detention pond.

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Mr. Newman advised the capacity of the detention pond for commercial development outlined in a report provided previously by Rester & Coleman Engineers describes the drainage design and the use of the wilderness area and the detention pond at the sales office. It is also consistent with the storm water design of the other developments in the area.

Mr. Olen asked should the Commission or staff evaluate the pond to determine if the capacity is adequate for this site and future developments in this area. Mr. Newman advised that would be a huge undertaking that would require additional staff. He stated this area already drains to the detention pond. The additional impervious area increases the rate of the flow, not the capacity by a small percentage.

Mr. Spriggs stated prior to annexation of this residential and commercial property into the City, Commissioners and staff reviewed and accepted the drainage design for TimberCreek Subdivision.

Mr. White commented that one of ADEM's MS4 goals is to require a POA/HOA to maintain detention ponds and infrastructure. Mr. Spriggs asked would that be the POA/HOA or the owner of the detention pond. Mr. White responded the owner of facilities.

Mr. Newman advised that he is not that concerned about drainage because of the large wilderness area which the storm water travels through prior to entering the pond.

A Motion was made by Mr. Hodgson and Seconded by Mr. Spriggs to approve Las Catrinas site plan. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is a preliminary plat review for St. Michael Place.

An introductory presentation was given by Jason Wooten, representative of Wooten Engineering, requesting preliminary plat review of a one hundred and five-lot subdivision consisting of a fifty-three point four-six acre parcel located southwest of Alabama Highway 181 and Saint Michael Way. He stated the development is comprised of one hundred and four residential lots and one commercial lot and the design is consistent with the PUD documents approved for the pre-zoning and annexation of the property. He advised there have been some minor changes to the plans to address staff comments.

Chairwoman asked for Commission questions or comments and about drainage and the fence along the northern property line. Mr. Wooten advised that he has added the following notes to the plat: either an individual property owner or the POA/HOA cannot construct a fence to impede the drainage way; required storm water maintenance of all facilities; and, a pad and finished floor area requirement has been established for the residential lots. He noted that an adjustment of the FFE of three inches or more requires the approval of the Building Official.

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Chairwoman asked for Commission questions or comments and about staff deficiencies. Mr. Newman advised ninety-nine percent of his comments have been addressed. Mr. Olen asked which comments are outstanding. Mr. Newman responded final revisions to drainage and travel lanes.

Chairwoman asked are the common areas connected. Mr. Wooten responded the only access is at the right-of-way.

Commissioners discussed and recommended fencing the perimeter of the detention pond due to safety concerns because of the depth of the pond.

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

Nancy Vinger, 10242 Dunmore Drive, spoke and asked about the buffer between her property and the proposed commercial development and is the plan the same. Ms. Jones responded the buffer requirement is thirty feet and the plan is consistent with the one presented for pre-zoning and annexation.

Jim Crandall, 10136 Dunmore Drive and a resident of Dunmore Subdivision, spoke and expressed his concerns about flooding and commended the city staff for their cooperation and assistance in addressing his concerns.

Chairwoman closed public participation. She asked for Commission questions or comments and a motion.

A Motion was made by Mr. Peterson and Seconded by Mr. Hodgson to approve St. Michael's Place preliminary subdivision plat contingent upon addressing staff's noted corrections. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is an update to the Official Zoning Map and Official Street Map.

Ms. Jones presented the Zoning Map and Street Map. She advised this is a codification of amendments from June 1, 2020 through November 30, 2021 and provided an outline of the modifications.

Chairwoman asked for Commission questions or comments and asked for a motion.

A Motion was made by Ms. Bergin and Seconded by Mr. Olen to set forth a favorable recommendation to City Council to approve the Official Zoning Map and Official Street Map as amended. 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.

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Mr. Dungan stated no report.

The next order of business is commissioner's comments.

Merry Christmas and Happy New Year!

The next order of business is director's comments.

Director presented the upcoming meeting dates. Site Preview is January 19, and the Regular Meeting is January 27, 2022. Merry Christmas and Happy New Year!

There being no further business, the meeting was adjourned at 5:45 p.m.

Respectfully submitted by:


Jan Valleccillo, Planning Coordinator

Approved: January 27, 2022


Marybeth Bergin, Chairwoman