The City of Daphne
Planning Commission Minutes
Regular Meeting of July 24, 2025
Council Chamber, City Hall - 5:00 P.M.

Call to Order:

The Chairman called the regular meeting of the City of Daphne Planning Commission to order at 5:04 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Kevin Spriggs, Secretary
Bobby Purvis
Oliver Roberts
John Peterson, Vice Chairman
Andrew Prescott, Chairman
Richard Johnson
Steve Olen
Nathan Jones

Staff Present:

Adrienne Jones, AICP, Director of Community Development
Jan Vallecillo, Planning Coordinator
Patrick Dungan, Attorney
Troy Strunk, Executive Director, City Development
Andy Bobe, City Engineer
Jesi Ward, Environmental Programs Manager

The Chairman asked for input regarding the June 24, 2025 regular meeting minutes presented by staff. There being none, minutes stand approved as submitted.

The Chairman stated that the Oak Grove Estates Master Plan Amendment and Schiefflin Estates Right-of-Way Width Waiver have been tabled at the applicants' requests until the regular meeting of August 28, 2025; RG Properties Sidewalk Exemption Request has been withdrawn.

New Business:

The Chairman called for the next order of business: ALDI Grocery Store Site Plan Review.

An introductory presentation was given by the agent, Evan Geerts. He provided a summary of the site plan as presented on the meeting agenda.

The Chairman asked for staff comments. Staff advised that comments have been addressed.

Mr. Bobe stated that the stormwater detention provided exceeds the city's requirements.

Hearing no further comments from the commissioners, the Chairman called for a motion.

A motion was made by Mr. Spriggs and seconded by Mr. Jones to approve the site plan for ALDI Grocery Store. There was no discussion on the motion. The motion carried unanimously.

The Chairman called for the next order of business: Patch Place, Phase 2 Final Plat Review.

An introductory presentation was given by the agent, Price Hightower. He provided a summary of the final subdivision plat for Patch Place, Phase 2 as presented on the meeting agenda and noted that all inspections have been completed.

The Chairman asked for staff comments. Staff advised that comments have been addressed.

Hearing no further comments from the commissioners, the Chairman called for a motion.

A motion was made by Mr. Spriggs and seconded by Mr. Peterson to approve the final subdivision plat for Place, Phase 2. There was no discussion. The motion carried unanimously.

The Chairman called for the next order of business: APEX Office Building.

An introductory presentation was given by the agent, Chris Lieb. He provided a summary of the site plan as presented on the meeting agenda and stated the owner proposes to construct a new two-story office building across the street from the current one.

The Chairman asked for staff comments. Staff advised that comments have been addressed.

Hearing no further comments from the commissioners, the Chairman called for a motion.

A motion was made by Mr. Spriggs and seconded by Mr. Jones to approve the site plan for APEX Office Building. There was no discussion on the motion. The motion carried unanimously.

The Chairman called for the next order of business: public participation.

Candice Smith, representative for TimberCreek POA, read an email regarding the condition of the existing stormwater drainage in TimberCreek Subdivision. Mr. Collins, attorney for the TimberCreek POA, also spoke and asked for the Commission to rescind the motion and table the application for ALDI Grocery Store.

After no one else requested to speak, the Chairman closed the floor to public participation.

The Chairman called for the next order of business: attorney's report.

Mr. Dungan stated no report.

The Chairman called for the next order of business: commissioner's comments.

None presented.

The Chairman called for the next order of business: director's comments.

Director presented the upcoming meeting dates. Site Preview is August 20th and the Regular Meeting is August 28, 2025.

There being no further business, the meeting was adjourned at 5:17 p.m.

Respectfully submitted by:

Jan Vallecillo, Planning Coordinator

Approved: August 28, 2025

Andrew Prescott, Chairman