

**The City of Daphne
Planning Commission Minutes
Regular Meeting of September 25, 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 5:00 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
Lucy Watkins
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

Approval of Minutes:

The Chairman called for the first order of business: approval of minutes.

The Chairman asked for input regarding the August 28, 2025 regular meeting minutes presented by staff. There being none, minutes stand approved as submitted.

Public Participation:

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

The Chairman stated public participation and will be opened shortly. He advised that the Oak Grove Estates Master Plan Amendment has been withdrawn at the request of the applicant and will be heard at the regular meeting of November 20, 2025. He noted that a public hearing will be held for the Sable at Fish River under that agenda item. Also, we will not hold a public hearing for the PTAC Companies Office Building so should you wish to speak do so during public participation.

The Chairman opened the floor to public participation.

Jonathan Tillman, 808 Van Avenue, spoke in opposition, to express his concerns about traffic, pedestrian traffic during school hours, and noted that a traffic impact study is warranted.

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Ann Hartwell, 715 Delachase Court, spoke in opposition, to express her concerns about traffic and noted that a traffic impact study is warranted.

Phillip Storm, 1259 Francis Street, spoke in opposition, to express his concerns about traffic and advised that this proposed structure is too large and would negatively impact the neighborhood.

The Chairman closed the floor to the public hearing.

New Business:

The Chairman called for the next order of business: PTAC Companies Office Site Plan Review.

An introductory presentation was given by the agent, Chris Lieb. He provided a summary of the site plan review as presented on the meeting agenda. He advised that plan revisions were provided to reflect the reduction of the access drive to twenty-feet on Van Avenue to save an Oak tree.

The Chairman asked for staff comments. Staff advised they were in agreement with the revision.

Mr. Olen referenced the comment about good faith and concern for the neighborhood and questioned would the applicant consider withdrawing the application and working with staff to address citizen concerns.

Mr. Johnson gave a summarization of the public comments provided during public participation regarding the impact of a restaurant on vehicular and pedestrian traffic during peak business and school hours. He commented that this development is part of the projected growth of downtown area, would not adversely affect the quality of life, would create the opportunity of a walkable neighborhood and the use is zoning compliant.

Mr. Peterson questioned whether the site plan required a loading/unloading space. Mrs. Jones commented that is not a requirement in the Olde Towne Daphne District.

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

A motion was made by Mr. Spriggs and seconded by Mr. Johnson to approve the site plan for PTAC Companies Office Building. There was no discussion on the motion. The motion carried. Mr. Olen dissented.

The Chairman called for the next order of business: Sabal at Fish River Master Plan Review, Modification to the Wetland Buffer Requirement, and Sabal at Fish River, Phase 1 Preliminary Plat.

An introductory presentation was given by the agent, Austin Lutz. He provided a summary of the two hundred fifteen lot preliminary subdivision plat, phase one of a seven hundred and fifty lot Planned Unit Development, as presented on the meeting agenda.

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Mr. Johnson commented the ordinance requires the installation of gravity sewer system because once the lift stations are installed, the maintenance becomes the responsibility of the public utility company; however, a private utility company passes the burden of the maintenance of the grinder pumps onto the homeowners. Mr. Olen stated that he agreed with Mr. Johnson's comments and asked about the availability to a public utility. Mr. Lutz advised that the City of Loxley has sanity sewer available. Mr. Bobe stated that Baldwin County Sewer Service is the utility provider and has requested to install a low-pressure system.

Mr. Purvis stated when there is an issue with providing service to a particular area, a utility company may install low-pressure sewer in a portion of a subdivision, but not an entire neighborhood.

The Chairman opened the floor for public hearing regarding Phase One of Sable at Fish River.

Susan Brackin, 12351 High Plains Drive, stated we valiantly fought the fight to oppose the zoning change, but the property was annexed into the city. Now, we come before you to ask the Commission to ensure that the developer adheres to all of the regulations during the approval process and construction of the subdivision; and, that the developer makes every effort to preserve the wildlife and relocate the turtles.

The Chairman closed the floor to the public hearing and offered the agent the opportunity for rebuttal.

During rebuttal, Mr. Lutz noted there was a precedent set by allowing six other subdivisions in proximity to this development to have this type of system and asked for Planning Commission Approval to allow the installation of a low-pressure system as requested by Baldwin County Sewer Service. Mrs. Jones advised that would have to be an agenda item for the next meeting.

Mr. Johnson stated he would prefer that right-of-way be reconfigured to eliminate the request for an encroachment into the wetland buffer. Mrs. Ward noted that request presented is for an encroachment onto the city property. Mr. Olen asked is the request relative to sewer. Mrs. Ward responded no.

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

A motion was made by Mr. Olen and seconded by Mr. Jones to table the Sabal at Fish River Master Plan Review, Modification to the Wetland Buffer Requirement, and the Sabal at Fish River, Phase 1 Preliminary Plat to the regular meeting of October 23, 2025. There was no discussion on the motion. The motion carried unanimously.

The next order of business is the election of officers.

The Chairman opened the nominations for Chairman. Mr. Olen nominated Mr. Prescott. The nominations were closed. With no other nominations, Mr. Prescott is Chairman.

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The Chairman opened the nominations for Vice Chairman. Mr. Olen nominated Mr. Peterson. The nominations were closed. With no other nominations, Mr. Peterson is Vice Chairman.

The Chairman opened the nominations for Secretary. Mr. Olen nominated Mr. Spriggs. The nominations were closed. With no other nominations, Mr. Spriggs is Secretary.

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.

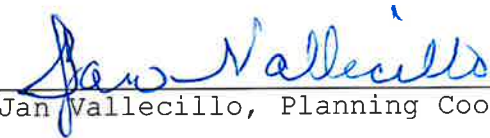
Mr. Peterson inquired about a franchise agreement with Baldwin County Sewer Service and the City of Daphne. Mr. Dungan confirmed that an agreement is in place.

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

Director congratulated Oliver Roberts on becoming a council member and wished Steve Olen Happy Birthday. She presented the upcoming meeting dates. Site Preview is October 15th and the Regular Meeting is October 23, 2025.

There being no further business, the meeting was adjourned at 5:47 p.m.

Respectfully submitted by:


Jan Vallecillo, Planning Coordinator

Approved: October 23, 2025


Andrew Prescott, Chairman