

**The City of Daphne
Planning Commission Minutes
Regular Meeting of June 25, 2026
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 5:01 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Kevin Spriggs, Secretary
Bobby Purvis
John Peterson, Vice Chairman
Ida Ross Hicks
Andrew Prescott, Chairman
Lucy Watkins

Staff Present:

Adrienne Jones, AICP, Director of Community Development
Jan Allen, Planning Coordinator
Reynolds Sorrell, 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 May 28, 2026, 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 commented if a public hearing is required, please hold your comments until the agenda item is heard. Otherwise, please feel free to come forward and speak during public participation.

Marian Pekelder, 24744 Dragons Trail, spoke in opposition, expressing concerns about the proposed development and said she has been in contact with agencies that ensure the preservation of Fish River. She noted that 68 Ventures joined the Alabama Department of Conservation, National Resources, and Wildlife and Freshwater Fisheries in the relocation of the tortoises from The Reserve of Daphne and The Reserve of Plantation Hills Subdivisions.

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Judy Naef, 12480 Daya Lane, spoke in opposition, expressing concerns about the contractors working for East Fish River violating the contractual terms set forth by the applicant to be diligent in protecting citizen safety and the environment and stated that Baldwin County Sewer trucks are dropping clay on County Road 64 and Fish River Bridge daily with no cleanup in sight and because it is a county road you have already lost control of the project.

Susan Brackin, 12351 High Plains Drive, spoke in opposition, expressing concerns about the safety of the residents and the community that a traffic signal should be installed at the entrance to the subdivision.

The Chairman closed the floor to public participation.

New Business:

The Chairman called for the next order of business: East Fish River II Preliminary/Final Plat Review and The Sabal at Fish River, Phase 1A Preliminary Plat Review.

An introductory presentation was given by the agents, Richard Inge and Nick Patti.

Richard Inge summarized the preliminary/final plat review and preliminary plat review as presented on the meeting agenda.

The Chairman commented that there are no staff comments.

Mrs. Jones noted that the public hearings were held at the regular meeting of May 28, 2026.

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

A motion was made by Mr. Peterson and seconded by Mr. Purvis to approve the preliminary/final plat for East Fish River II. There was no discussion. The motion carried unanimously.

A motion was made by Mr. Peterson and seconded by Mr. Purvis to approve the preliminary plat for The Sabal at Fish River, Phase 1A. There was no discussion. The motion carried unanimously.

The Chairman advised that the Paradiso Request for Planning Commission Approval of a Low-Pressure Sewer System and Preliminary Plat Review have been tabled at the request of the applicant to the regular meeting of July 23, 2026.

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

Mr. Sorrell stated no report.

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The Chairman called for the next order of business: commissioner's comments and thanked Mr. Purvis for his hard work with mosquito prevention.

The Chairman called for the next order of business: director's comments. Director presented the meeting dates. Site Preview is July 15th, and the Regular Meeting is July 23, 2026.

There being no further business, the meeting was adjourned at 5:13 p.m.

Respectfully submitted by:



Jan Allen, Planning Coordinator

Approved: July 23, 2026



Andrew Prescott, ~~Vice~~ Chairman