

The City of Daphne
Planning Commission Minutes
Regular Meeting of May 25, 2017
Council Chamber, City Hall - 5:00 P.M.

Call to Order:

The regular meeting of the City of Daphne Planning Commission was called to order at 5:01 p.m.

Call of Roll:

Members Present:

Ed Kirby
Marybeth Bergin, Chairman
Philip Hodgson, Vice Chairman
Andrew Prescott
Chief White

Staff Present:

Adrienne Jones, Director of Community Development
Jan Vallecillo, Planning Coordinator
Jay Ross, Attorney
Brennan Walters, Planner

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

Chairman stated the excerpt of the minutes of the regular meeting of March 23, 2017 is for informational purposes; no action will be taken.

Chairman asked for questions, comments or corrections to the minutes ***of the regular meeting of April 27, 2017. There being none, minutes are approved as submitted.***

Chairman stated the number of members present does constitute a quorum to conduct business, but explained that Bailey Place, South Branch, Phase One, Watershed at Tiawasee, Phase 2, Malbis Plantation, Inc. zoning amendment will not be heard tonight because six members are required for action on those agenda items.

The next order of business is site plan review for Daphne Commercial Storage.

An introductory presentation was given by David Shumer, representative of Barton & Shumer Engineering, requesting site plan review of two commercial storage facilities served by common detention located northwest of the intersection of County Road 64 and Capital Drive and stated the applicant request approval, pending review of an application for a variance by the Board of Zoning Adjustment for a landscape buffer.

Chairman asked for Commission questions or comments and regarding the installation of sidewalks.

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Commissioners discussed the buffer requirement on the west side of the property.

Chairman asked if a variance is not granted, does that affect an approval of the site plan. Ms. Jones stated the site plan would be revised to be in compliance with the buffer requirement and reviewed administratively.

Chief White asked the fire department access, and Mr. Shumer responded that the buildings would be shifted to accommodate the turnaround.

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

A Motion was made by Mr. Kirby and **Seconded** by Mr. Prescott **for approval of the site plan for Daphne Commercial Storage, contingent upon compliance with the provisions of the Land Use & Development Ordinance Article 19-9(a) and to approve a waiver of the sidewalk requirement. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is site plan review for "No Off Season" Athletic Facility.

An introductory presentation was given by Todd Crowley, representative of Platt Builders, requesting site plan review of a five thousand square foot athletic and personal training facility and warehouse located southeast of the intersection of County Road 64 and Friendship Road and staff deficiencies have been addressed; issuance of the ADEM is pending.

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

A Motion was made by Mr. Prescott and **Seconded** by Mr. Kirby **to approve the site plan for "No Off Season" Athletic Facility. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is an administrative presentation for a proposed amendment to the Land Use Ordinance.

Ms. Jones requested that Commissioners review and submit recommendations to Article 35, Section 35-3, Table of Permitted Uses, prior to the next meeting: changes and/or additions which will not adversely affect a Commercial/Industrial zone; and, cumulative uses of a B-2 zone which could be located in the commercial/industrial zones of Daphne Commercial Park and Daphne Business Park.

The next order of business is Comprehensive Plan discussion.

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Each commissioner was provided a copy of the 2000-2020 Comprehensive Plan.

Chairman will provide guidance on reviewing the existing plan.

The next order of business is public participation.

Chairman asked for public participation. No one came forward. He closed public participation.

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

Mr. Ross stated no report.

The next order of business is commissioner's comments.

None presented.

The next order of business is director's comments.

Ms. Jones presented the following:

- a. Ordinance Committee requests that the Planning Commission review and consider an amendment to the Land Use Ordinance to allow chickens - hens;
- b. Upcoming community events - Brown Bag concerts, Thursday, June 1, 2017, 11:30 a.m. - 1:30 p.m.;
- c. The upcoming meeting dates are site preview, June 14 & regular meeting, June 22, 2017;
- d. Allegri/Volovecky pre-zoning request at 181 & 64, 75 acres, PUD & Mixed Use, have reached out to agent with no response regarding when it will be brought back to Planning Commission;
- e. Preconstruction meetings are scheduled for June 6 & 20, 2017, 9:00 - 11:00 a.m.

There being no further business, the meeting was adjourned at 5:20 p.m.

Respectfully submitted by:


Jan Vallecillo, Planning Coordinator

Approved: June 22, 2017


Mary Beth Bergin, Chairman