

The City of Daphne
Planning Commission Minutes
Regular Meeting of October 26, 2017
Council Chamber, City Hall - 5:00 P.M.

Call to Order:

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:

Angie Phillips
Andrew Prescott
Marybeth Bergin, Chairman
Phillip Hodgson, Vice Chairman
Ron Scott
Hudson Sandefur
Chief White

Staff Present:

Adrienne Jones, Director of Community Development
Jan Vallecillo, Planning Coordinator
Misty Gray, Attorney
Brennan Walters, Planner

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

Chairman asked for questions, comments or corrections to the minutes ***of the regular meeting of September 28, 2017. There being none, minutes are approved as submitted.***

The next order of business is site plan review for Ideacom of the Gulf Coast Building Addition.

An introductory presentation was given by Chris Lieb, representative of Lieb Engineering, of a request for site plan review of an expansion of an existing facility for additional warehouse space with associated drainage, parking, and landscaping located southeast of Pollard and Well Road.

Chairman asked for Commission questions or comments.

Mr. Scott asked the direction of storm water. Mr. Lieb responded to the southeast corner of the property.

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

A **Motion** was made by Mr. Hodgson and **Seconded** by Mr. Prescott ***to approve Ideacom of the Gulf Coast Building Addition site plan.***

The next order of business is final plat review for Oldfield Subdivision, Phase 2B.

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An introductory presentation was given by Jason Estes, representative of Dewberry/Preble-Rish, of a request for final plat review of a seventy-six lot subdivision consisting of approximately thirty-four point five six acres located south and west of Oldfield Subdivision, Phase One.

Chairman asked for Commission questions or comments and what does the performance bond cover. Ms. Jones presented the certification for landscaping, sod and irrigation.

Ms. Jones commented that E-911 Addressing must rename the portion of Cobham Park Drive at Lots 69 & 70 in this phase. Mr. Scott asked if this change will occur prior to recording. Ms. Jones responded the correct name must be on the record plat.

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

A **Motion** was made by Mr. Prescott and **Seconded** by Ms. Phillips to **approve Oldfield Subdivision, Phase 2B final plat. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is preliminary plat review for Plantation Hills Subdivision South, Phase 3.

An introductory presentation was given by Jason Estes, representative of Dewberry/Preble-Rish, of a request for preliminary plat review of a twenty-six lot subdivision consisting of approximately seventeen-point zero-nine acres located south of U.S. Highway 90 adjacent to Plantation Hills South, Phase One and stated this is the last piece of property in Plantation Hills.

Chairman asked for Commission questions or comments.

Mr. Hodgson asked if Ms. Campbell's comments have been addressed. Mr. Estes stated Public Works comments were received on Monday and have been reviewed, and Ms. Campbell's deficiencies have been addressed.

Mr. Scott asked about the school district. Ms. Jones responded Spanish Fort.

Mr. Scott asked can we approve the plat with a caveat to require a connection to Braga Drive in Bay Branch Estates in that the City has fire safety issue concerns because there is only one access to the subdivision. Ms. Jones stated that would have to be a requirement of Baldwin County.

Ms. Gray stated the Commission can only place a condition of approval on a preliminary plat that an owner/developer can comply with.

Since there was no one the Council Chambers, Chairman asked for a motion.

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A **Motion** was made by Mr. Scott and **Seconded** by Mr. Hodgson **to approve Plantation Hills Subdivision South, Phase 3, with a caveat that we advise the County of our concerns about adding to the noncompliance of fire safety regulations and ask them to consider opening a connection between Bay Branch and Plantation Hills, Braga Drive, to give a second access to Highway 90 to both subdivisions. 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 stated her draft amendment regarding lots of records was distributed by staff for review, advised of discussions with the Mayor, where he has found that there is a broader issue than the reconfiguration of lot lines because Olde Towne is unique and has been allowed by the City of Daphne to be subdivided in a manner that does not meet our minimum lot requirement, there are anomalies, and it seems the standard nature of the matter stems from R-1 zoning. His ideas are to allow consideration of lots that have not been created as part of a major subdivision; allow land subdivision without regard to zoning standards rather than the existing patterns of lot sizes/setbacks and development in the area; Planning Commission to allow a division of land, create lots that may be similar to lots in the area which don't meet zoning standards. This would not require a rezoning or variance process for single family residential uses, but may require rezoning for multi-family residential uses. She advised that she is searching for an ordinance to suite his concerns.

The next order of business is an administrative presentation of the City of Daphne Zoning and Street Map.

Ms. Jones stated this is a codification of amendments made to the zoning map. The presentation of the street map is pending further data from Baldwin County.

Chairman asked for Commission questions or comments and stated the Chair will entertain a motion.

A **Motion** was made by Ms. Phillips and **Seconded** by Mr. Hodgson **to send a favorable recommendation to Council to amend Official Map as presented. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is public participation.

Chairman asked for public participation.

None presented.

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

Ms. Gray stated no report.

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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:

City Council Actions:

- a. 1. Approved annexation for Fred L. Corte, Blackstone Lakes Subdivision, on October 16, 2017;
- 2. Tabled vote on Bertolla Properties, L.L.C, Jubilee Farms Subdivision, to November 20, 2017;
- 3. Set a public hearing to discuss the issue of chickens on November 20, 2017;
- b. The upcoming meeting dates are site preview, November 8 & regular meeting, November 16, 2017.

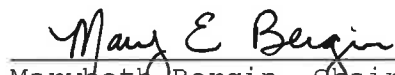
There being no further business, the meeting was adjourned at 5:34 p.m.

Respectfully submitted by:



Jan Vallecillo, Planning Coordinator

Approved: November 16, 2017



Marybeth Bergin, Chairman