

The City of Daphne
Planning Commission Minutes
Regular Meeting of July 27, 2017
Council Chamber, City Hall - 5:00 P.M.

Call to Order:

Acting Chairman called the regular meeting of the City of Daphne Planning Commission to order at 5:03 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Ed Kirby, Acting Chairman
Andrew Prescott
Ron Scott
Hudson Sandefur
Chief White

Staff Present:

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

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

Acting Chairman asked for questions, comments or corrections to the minutes *of the regular meeting of June 22, 2017. There being none, minutes are approved as submitted.*

Acting Chairman stated Renaissance School of Eastern Shore has been withdrawn and explained that Bertolla Properties, L.L.C., and the Reserve at Daphne, Phase Two cannot be heard tonight because both of those agenda items require a super majority of members to present.

Ms. Jones stated since we do not have the other members here, you can postpone hearing the administrative presentations, but Mr. Baggett has some information that he would like to present.

Van Baggett, Operations Manager for Daphne Utilities, presented an update of utility projects in progress in the community:

- a. New force main location and upgrade on North Main Street at Van Buren & Lincoln Street;
- b. Completion of the "Sewering of Daphne" project in which the city purchases materials & utilities contracts the installation of sanitary sewer. The present locations are: Schiefflin Lane, Hillwood Circle, Main Street, Douglas Road, Van Buren, Jordan Lane, and Oakstone East & West; and,
- c. The Clean & Video Annual Project that is a multi-year project is occurring throughout the whole system to document the condition and deficiencies of sewer pipes.

Chief White asked the time frame in which residents are requested to connect to sewer when it becomes available.

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Mr. Baggett stated Baldwin County Board of Health & the City, require a resident to connect, if there is a major failure of a septic tank. Also, the Board of Health will not issue a permit to repair or replace a tank, if sanitary sewer is available. A resident located within the city limits is required to pay a minimal sewer fee regardless of connection.

Mr. Scott mentioned that Fairhope uses the lack of sewer capacity as an excuse to prohibit development and asked is it a legitimate option to maximize the capacity of the sewer plant. Mr. Baggett advised that the sewer plant has sufficient capacity to handle present and future development.

Mr. Scott asked if Daphne Utilities plans to expand their footprint to the east. Mr. Baggett stated that area is predominately served by Baldwin County Sewer, but we are constantly monitoring and aggressively pursuing any opportunity to expand our services.

The next order of business is a presentation by Community Development to discuss B-2 zoning in the Olde Towne Daphne and Village Overlay District.

Starke Irvine, Irvine Co., commented regarding the creation of the overlay districts, more specifically the Olde Towne Daphne District, to promote creative development and establishment of a retail/residential use in a business zone.

Ms. Jones clarified should the Commission consider an amendment to the district it should only be for the properties zoned B-2, and should also discuss and define the required residential/business configuration of a mixed use developments.

The next order of business is public participation.

Acting Chairman asked for public participation.

Maurice Horsey, President of the Austin Brook and Austin Park I & II POA, commented that he would like to become active in the community at some level and hopes that someday you can utilize his talents and skills to improve the area, and also reserves the right to speak at the public hearing for Bertolla Properties, L.L.C. (Jubilee Farms Subdivision).

Acting Chairman 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.

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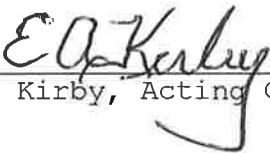
Ms. Jones stated congratulations to Ms. Bergin on the birth of her daughter.

There being no further business, the meeting was adjourned at 5:43 p.m.

Respectfully submitted by:


Jan Vallecillo, Planning Coordinator

Approved: August 24, 2017


Ed Kirby, Acting Chairman