

The City of Daphne
Planning Commission Minutes
Regular Meeting of June 23, 2016
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 5:00 p.m.

Call of Roll:

Members Present:

Ed Kirby
William Scully
Marybeth Bergin, Secretary
Charles Smith, Vice Chairman
Larry Chason, Chairman
Tyrone Fenderson
Ron Scott, Councilman
Hudson Sandefur
Chief White, excused 5:30 p.m. prior to planning commission discussion

Staff Present:

Adrienne Jones, Director of Community Development
Jan Vallecillo, Planning Coordinator
Kevin Boucher, Attorney

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 May 26, 2016. There being none, the minutes are approved as submitted.***

The next order of business is site plan review for Christ the King Athletic Complex, Phase I - Sidewalks.

An introductory presentation was given by Mr. Gary Cowles, representative of Cowles, Murphy & Glover, requesting site plan review of a revision to Christ the King Athletic Complex, Phase One - Sidewalk Plan, of an initial installation of sidewalk to access a concession stand and bathroom structure. As the property develops, the residential structures will be removed and the field will extend ten yards farther north. At that time, sidewalk will be installed along residential lots on Trione Avenue. As the development of the property progresses over the next ten to fifteen years, either with the construction of a parish hall or other type of facility, we will install a sidewalk there as well. At the request of others, the plans include a ten-foot wide crosswalk located at the center of the church property at Main Street for the students to access the sports complex from the school yard. He commented that the staff comments of the Public Works Director and Environmental Programs Manager have been addressed.

The City of Daphne
Planning Commission Minutes
Regular Meeting of June 23, 2016
Council Chamber, City Hall - 5:00 P.M.

Chairman asked for Commission questions or comments.

Ms. Bergin asked if the existing crosswalk on Main Street will remain. Mr. Cowles stated the crosswalk will be removed and replaced with this one at some point.

Chairman asked Mr. Johnson if he would like to comment. Mr. Johnson stated that he would prefer that the sidewalk shown on the plan is installed now; however, the development code states that a sidewalk is to be placed on the front the lot that is being developed. The owner is doing that, and eventually there will be a sidewalk along Main Street to Trione Avenue.

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

A Motion was made by Mr. Scully and Seconded by Mr. Kirby to grant site plan approval to the revision to Christ the King Athletic Complex Phase I - Sidewalk Plan. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is a subdivision exemption review for the replat of Lot 2, TimberCreek Recreational Area for Jubilee Child Care Center & Preschool.

An introductory presentation was given by Mr. Tommy Hassell, representative of McCrory & Williams, of a subdivision exemption review for a one-lot subdivision consisting of approximately one-point six two acres located southwest of the intersection of Highway 31 and TimberCreek Boulevard to reorient the front setback toward TimberCreek Boulevard.

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

A Motion was made by Mr. Kirby and Seconded by Mr. Scully to grant approval of the subdivision exemption of the replat of Lot 2, TimberCreek Recreational Area for Jubilee Child Care Center & Preschool. There was no discussion on the motion. The Motion carried unanimously.

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

An introductory presentation was given by Mr. Trey Jinright, representative of Jade Consulting, of a multi-tenant retail strip center located northeast of the intersection of Urgent Care Drive and Alabama Highway 181.

Chairman asked for Commission questions or comments.

The City of Daphne
Planning Commission Minutes
Regular Meeting of June 23, 2016
Council Chamber, City Hall - 5:00 P.M.

Mr. Sandefur asked if the plans have changed. Mr. Jinright indicated that the approval of the site plan had lapsed by one month, and stated there have been no changes to plans.

Mr. Scott asked if the timing of the traffic signals would relieve congestion in the existing system. Mr. Johnson stated that improvements are planned for the second phase of ITS, Intelligent Traffic Signal, for Interstate 10 and Alabama Highway 181.

Chairman discussed the accuracy of the contact information provided on the indemnification of maintenance form. Mr. Jinright stated that Mr. Hix is the owner of the property. Mr. Fenderson commented that is the intent of the title listed on the maintenance form.

After further discussion regarding the maintenance form, the Chairman asked for Commission questions or comments and then stated the Chair will entertain a motion.

A Motion was made by Mr. Fenderson and Seconded by Mr. Smith to grant site plan approval to Daphne Commercial Center. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is final plat review for Brookhaven Subdivision, Unit Three.

An introductory presentation was given by Mr. Andy Bobe, representative of Dewberry Preble-Rish, requesting preliminary plat review of the final phase of a subdivision in existence for approximately ten years, a thirty-nine lot subdivision consisting of approximately fourteen-point seven zero acres located northwest of Gramercy Lane and Whispering Pines Road. He commented that the contractor will only clear the area necessary to construct the right-of-ways, remove the trees located in the twenty-foot drainage easement and move quickly into the construction of the subdivision. The contractor will install the sidewalk at the southwest corner of the common area during this phase.

Chairman asked Mr. Johnson if he would like to comment. Mr. Johnson stated the detention area of Brookhaven Subdivision is the master detention basin designated by the 319 grant for city property which will become the regional detention and treatment center.

Chairman asked for Commission questions or comments and opened the floor to public participation. No one came forth. He closed public participation.

Ms. Jones commented that she had received citizen comment to ask the Commission is the stub-out of Stratford Glen Subdivision planning to connect to the adjacent property. Mr. Bobe responded that there will be an access which will be beneficial to Stratford Glen Subdivision.

The City of Daphne
Planning Commission Minutes
Regular Meeting of June 23, 2016
Council Chamber, City Hall - 5:00 P.M.

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

A **Motion** was made by Mr. Scott and **Seconded** by Mr. Sandefur **to grant approval of the preliminary plat for Brookhaven Subdivision, Unit Three. There was no discussion on the motion. The Motion carried unanimously.**

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

An introductory presentation was given by Mr. Steve Pumphrey, representatives of Dewberry/Preble-Rish, requesting preliminary plat review of a eighty-four lot subdivision, the next phase of the development, consisting of approximately thirty-seven point one zero acres located south and west of Oldfield Subdivision, Phase One. He commented that the revision to the plat was made to offset the drainage & utility easement two feet from the setback line.

Chairman asked for Commission questions or comments and opened the floor to public participation. No one came forth. He closed public participation.

Chairman referenced correspondence from the Oldfield POA which was distributed to the Planning Commission for review.

Mr. John Avent, representative of Dewberry/Preble-Rish, the developer has addressed the concerns of the POA by revising the plans to install a pipe in lieu of the open ditch to the detention pond. The lake, the proposed off-site, the piped ditch, and the existing open ditch to the lake will be tied to this phase by easements. Although it is not shown on the plat now, the final plat will contain drainage easements that will be maintained by the property owners association.

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

A **Motion** was made by Mr. Kirby and **Seconded** by Mr. Scully **to grant preliminary plat approval of Oldfield Subdivision, Phase 2B. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is preliminary/final plat review for the Penry Subdivision.

An introductory presentation was given by Mr. Hunter Smith, representing Smith, Kolb & Associates, of preliminary/plat review for a two-lot subdivision consisting of approximately two-point four acres located southwest of Lazzari Lane and County Road 54 East. The subdivision is a Baldwin County family exempt subdivision located in the extraterritorial planning jurisdiction.

The City of Daphne
Planning Commission Minutes
Regular Meeting of June 23, 2016
Council Chamber, City Hall - 5:00 P.M.

Chairman asked for Commission questions or comments and opened the floor to public participation. No one came forth. He closed public participation and stated he will entertain a motion.

A **Motion** was made by Mr. Kirby and **Seconded** by Mr. Smith **to grant approval of the preliminary/final plat for Penry Subdivision. There was no discussion on the motion. The Motion carried unanimously.**

Chief White was excused at 5:30 p.m. prior to planning commission discussion.

The next order of business is planning commission discussion.

Chairman outlined discussion of the proposed land use amendments for subdivision exemptions and sidewalk waivers in residential or commercial developments.

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

A **Motion** was made by Mr. Scott and Seconded by Mr. Fenderson **of an affirmative recommendation by the Planning Commission to the City Council of a proposed amendment to amend Ordinance 2011-54, Land Use and Development Ordinance, Article 11-5, Extraterritorial Planning Jurisdiction Subdivision Exemptions, and to repeal in its entirety and replace 11-11, Sidewalks. There was no discussion on the motion. The Motion carried unanimously.**

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. Boucher stated no report.

The next order of business is commissioner's comments.

Mr. Scott commented that the ribbon cutting for Gator Alley is July 6, 2016 at 10:00 a.m.

Mr. Scully stated the Baldwin County Drug Corp is having a fundraiser on June 28, 2016. The speaker is going to be the author of the book and/or movie, *Blindside*.

The next order of business is director's comments.

**The City of Daphne
Planning Commission Minutes
Regular Meeting of June 23, 2016
Council Chamber, City Hall - 5:00 P.M.**

Ms. Jones presented the following:

- a. University of North Alabama Planning/Zoning Official classes in Gulf Shores, July 13-15, 2016, requested participation from members;
- b. Fireworks, Division of Public Works, July 4, 2016, 5-8 p.m.;
- c. City Council action on Daphne Rudicell Robinson and B-1(a), Limited Local Business District, July 5, 2016, 6:30 p.m.;
- d. City Council public hearings for zoning amendments, Eastern Shore Associates, Anne K. Irvine, McBride-Romero, and AJD Family Limited Partnership, July 18, 2016, 6:30 p.m.;
- e. The upcoming meeting dates are site preview, July 20, & regular meeting, July 28, 2016.

There being no further business, the meeting was adjourned at 5:48 p.m.

Respectfully submitted by:



Jan Vallecillo, Planning Coordinator

Approved: July 28, 2016



Larry Chason, Chairman