

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF APRIL 26, 2012
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:** Review of minutes for the regular meeting of March 22, 2012.

4. **NEW BUSINESS:**

A. **PUBLIC HEARINGS:**

1. 1st amendment to Ordinance 2011-54, Land Use and Development Ordinance, a revision to Article 19, Landscape and Tree Protection, Section 8 (b) perimeter area requirements (side and rear property lines) shall apply except, (delete where provided herein), and add in a planned business and/or commercial park zoned B-2, General Business, or C/I, Commercial/Industrial, where side yards and/or rear yards abut other property zoned B/2 or C/I.
2. 2nd amendment to Ordinance 2011-54, Land Use and Development Ordinance, Article 32, Telecommunication Tower Provision, Section 3(d)(3)“(i): Any request for modification of an existing wireless tower and/or base station shall be approved unless the same shall increase the physical dimensions of the tower or base station by thirty percent (30%) or more”.

B. **SUBDIVISION PRELIMINARY EXTENSION:**

File SDPE12-02:

Presentation to be given by Mr. Jay Dickson, representing Volkert & Associates, requesting an extension of time for the approval of the preliminary plat for Paradiso Subdivision. The preliminary plat was approved by the Planning Commission on January 22, 2009. One year extension was granted on December 17, 2010 and January 27, 2011.

C. **SITE PLAN REVIEW:**

1. **File S12-03:**

Site: **Waffle House**

Zoning(s): **B-2, General Business**

Location: Southwest of the intersection of U. S. Highway 181 and County Road 31 on Mill Lane

Area: 0.49 Acres $\pm$

Owner: Baldwin AL., L.L.C. - Wayne Cave

Agent: W. H. Capital, L.L.C. - Russ Holland

Engineer: Rowe Surveying & Engineering - Don Rowe

2. **File S12-04:**

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Site: Daphne Utilities Central Water Treatment Plant

Zoning(s): *R-1, Low Density Single Family Residential*

Location: Northeast of the intersection of Well and Pollard Road

Area: 0.75 Acres $\pm$

Owner: Utilities Board of the City of Daphne - Danny Lyndall

Engineer: Volkert Engineering - Melinda Immel

D. PC DISCUSSION: Low Impact Development Questionnaire

5. **PUBLIC PARTICIPATION**
6. **ATTORNEY'S REPORT**
7. **COMMISSIONER'S COMMENTS**
8. **DIRECTOR'S COMMENTS**
9. **ADJOURNMENT**