

**The City of Daphne
Planning Commission Minutes
Regular Meeting of October 23, 2014
Council Chamber, City Hall - 5:00 P.M.**

Chairman explained that several of the agenda items, Brookins Subdivision, The Preserve of Tiawasee Subdivision, Lot 1 & 2, Resubdivision of Lot 1, TimberCreek Business Park Subdivision, petition for pre-zoning/annexation, George Kalasountas, and petition for annexation, Provisions Investments, L.L.C., cannot be heard tonight because there is not a super majority and/or six members present to take action on those items. Those agenda items will be heard at a special Planning Commission meeting on Thursday, October 30, 2014 at 5:00 p.m. The Planning Commission can only address those items of which it requires five members to pass, once the fifth member is present.

Call to Order:

The regular meeting of the City of Daphne Planning Commission was called to order at 5:08 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Dwayne Smith
Larry Chason, Chairman
Ed Kirby, Vice Chairman
Ron Scott, Councilman
Hudson Sandefur

Staff Present:

Adrienne Jones, Director of Community Development
Jan Vallecillo, Planning Coordinator
Jay Ross, Attorney
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 September 25, 2014. There being none, the minutes are approved as submitted.***

Chairman stated he is changing the order to allow the presentation of Trustmark Bank Service Road to be the first item on the agenda.

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The next order of business is a site plan review for Trustmark Bank Service Road.

An introductory presentation was given by Mr. Scott Hutchinson, representative of Hutchinson, Moore & Rauch, of the construction of an ingress and egress across private property owned by Trustmark Bank for access. There will not be the issue of acceptance by the city for maintenance.

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

A Motion was made by Mr. Kirby and Seconded by Mr. Scott to grant site plan approval to Trustmark Bank Service Road. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is subdivision replat review for the replat of a part of the property for George Kalasountas.

An introductory presentation was given by Mr. Daryl Russell, representative of Coleman Engineering Group of McCrory & Williams, of a two-lot subdivision exemption consisting of approximately fourteen acres located on the south side of U.S. Highway 90 at Renaissance Boulevard, for the purpose of shifting the interior lot lines.

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

A Motion was made by Mr. Kirby and Seconded by Mr. Scott to grant approval of the subdivision exemption to file number SRP14-11, replat of a part of property for George Kalasountas. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is subdivision replat review for a replat of property for George Kalasountas.

An introductory presentation was given by Mr. Daryl Russell, representative of Coleman Engineering Group of McCrory & Williams, of a three-lot subdivision exemption consisting of approximately seventeen point eight-two acres located on the south side of U.S. Highway 90 at Renaissance Boulevard, for the purpose of shifting the interior lot lines to accommodate a pre-zoning and annexation request.

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

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A Motion was made by Mr. Kirby and **Seconded** by Mr. Scott **to grant approval of the subdivision exemption to file number SRP14-12, replat of property for George Kalasountas. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is final plat review and petition of street acceptance for Brookhaven Subdivision, Unit Two, Part B.

An introductory presentation was given by Mr. Steve Pumphrey, representative of Preble-Rish, of an eighteen lot subdivision consisting of approximately six point seven four acres located northwest of Whispering Pines Road and County Road 13, requesting final approval of the plat and acceptance of the streets for maintenance.

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

A Motion was made by Mr. Scott and **Seconded** by Mr. Kirby **to approve the final plat for Brookhaven Subdivision, Unit Two, Part B. There was no discussion on the motion. The Motion carried unanimously.**

Chairman asked for Commission questions or comments and a motion for the recommendation of acceptance of the streets.

A Motion was made by Mr. Scott and **Seconded** by Mr. Kirby **of an affirmative recommendation by the Planning Commission to the City Council of the streets, Gramercy Lane, Riverton Court and Bainbridge Drive, for maintenance. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is an administrative presentation for Caroline Woods Subdivision, Phase Two, Part C and D.

An introductory presentation was given by Mr. Steve Pumphrey, representative of Preble-Rish, requesting consideration of an approval of a one-year extension of the preliminary plat for Caroline Woods Subdivision, Phase Two, Part C and D set to expire on November 15, 2014.

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

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A **Motion** was made by Mr. Kirby and **Seconded** by Mr. Sandefur **to grant a one-year extension for the preliminary plat for Caroline Woods Subdivision, Phase Two, Part C and D. There was no discussion on the motion. The Motion carried unanimously.**

An introductory presentation was given by Mr. Steve Pumphrey, representative of Preble-Rish, requesting consideration of the approval of a one-year extension for the site disturbance permit issued for Caroline Woods Subdivision, Phase Three, Part A and B set to expire on November 15, 2014.

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

A **Motion** was made by Mr. Kirby and **Seconded** by Mr. Sandefur **to grant a one-year extension for the site disturbance permit issued to the Caroline Woods Subdivision, Phase Three, Part A and B. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is Planning Commission discussion.

No discussion.

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 that the Tiawasee Trace POA vs the City of Daphne Planning Commission and City Council trial is set for Thursday, January 8, 2014 in Bay Minette. Mr. Scott commented there are no grounds for further delay.

The next order of business is commissioner's comments.

Mr. Sandefur and Mr. Scott expressed appreciation for Ed Kirby's service on the Commission and stated it had been a pleasure to serve with him. Mr. Kirby commented on the expiration of his term, he thanked the Commission, and stated that his length of service was twenty years on July 28, 2014. Mr. Ross thanked him for his service to the Commission and his friendship.

Chairman welcomed the new Planning Commission member, Dwayne Smith.

The next order of business is director's comments.

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Ms. Jones asked the Chairman to set a special called meeting for Thursday, October 30, 2014 to review all of the agenda items not discussed due to the lack of a sufficient voting quorum.

Chairman asked for Commission questions or comments and a motion to set a special meeting.

A Motion was made by Mr. Scott and Seconded by Mr. Sandefur to set a special Planning Commission meeting for Thursday, October 30, 2014 at 5:00 p.m. in the council chambers at city hall. There was no discussion on the motion. The Motion carried unanimously.

There being no further business, the meeting was adjourned at 5:37 p.m.

Respectfully submitted by:



Jan Vallecillo, Planning Coordinator

Approved: October 30, 2014



Larry Chason, Chairman