

The City of Daphne
Planning Commission Minutes
Regular Meeting of February 27, 2014
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. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Don Terry, Secretary
Larry Chason, Chairman
Ed Kirby, Vice Chairman
Ron Scott, Councilman
Hudson Sandefur
Charles Smith

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 January 23, 2014. There being none, the minutes are approved as submitted.*

The next order of business is site plan review for Marino Place.

An introductory presentation was given by Mr. David Shumer, representative of Barton & Shumer Engineering, of a retail strip center east of U.S. Highway 98, south of Good Year Tire & Service Center, and north of Daphne 98 Office Park.

The Commission discussed the approval of the variance by the Board of Zoning Adjustment, and the relocation of the fire hydrant.

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

A Motion was made by Mr. Scott and **Seconded** by Mr. Sandefur *to grant site plan approval of the Marino Place.*

During discussion, Mr. Terry asked for an amendment to the main motion to include a waiver of the sidewalk requirement along U. S. Highway 98. Mr. Scott accepted the amendment.

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There was no further discussion on the motion. The Motion carried unanimously.

The next order of business is preliminary/final plat review for Bienvenue Estates Subdivision.

An introductory presentation was given by Ms. Julia Baldwin, owner, of a two-lot family division consisting of approximately four point one-one acres located on Rigsby Road for the purpose of deeding a lot to her daughter.

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

A Motion was made by Mr. Kirby and Seconded by Mr. Terry to grant preliminary/final plat approval to Bienvenue Subdivision. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is subdivision replat review for Lots 1, 2 & 5 of Orchard Farms Subdivision for Church of His Presence.

An introductory presentation was given by Mr. Scott Hutchinson, representative of Hutchinson, Moore, & Rauch, of a subdivision replat of Lots 1, 2 & 5 of Orchard Farms Subdivision located on the west side of Alabama Highway 181. The owner needs to combine the lots to accommodate a site plan for the Church of His Presence.

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

A Motion was made by Mr. Kirby and Seconded by Mr. Terry to grant the subdivision replat for Lots 1, 2 & 5 of Orchard Farms Subdivision for Church of His Presence. 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.

None were presented.

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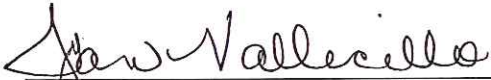
The next order of business is director's comments.

The upcoming meeting dates are site preview, March 19, and regular meeting, March 27, 2014.

The public hearing for the revisions to the Sign Ordinance is set for Monday, March 3, 2014 at 6:30 p.m.

There being no further business, the meeting was adjourned at 5:11 p.m.

Respectfully submitted by:



Jan Vallecillo, Planning Coordinator

Approved: March 27, 2014



Larry Chason, Chairman