

**MINUTES OF THE PLANNING COMMISSION  
CITY OF GULF SHORES, ALABAMA  
REGULAR MEETING OF JANUARY 24, 2023**

**COMMISSION PRESENT:**

Commissioner Steiskal, Commissioner Vakakes, Commissioner Franklin, Commissioner Malone, Commissioner Eubank, Commissioner Young, Commissioner Guthrie

**COMMISSION ABSENT:**

Commissioner Harris, Commissioner Dixon

**STAFF PRESENT:**

Director of Planning & Community Development Lee Jones; Zoning Administrator Andy Bauer; Planner Jennifer Watkins; Secretary Mell Davis, City Engineer, Mark Acreman; Fire Marshal, George Surry.

**CALL TO ORDER:**

Chairman Steiskal called the meeting to order at 4:00 p.m.

**ROLL CALL:**

Secretary Mell Davis called the roll.

**APPROVAL OF MINUTES: Regular Meeting of December 13, 2022.**

Commissioner Young made a motion to approve the minutes from December 13, 2022; the motion was seconded by Commissioner Franklin. The motion was approved 7-0.

**ITEMS FOR DEFFERAL OR WITHDRAWAL:**

**PUBLIC HEARINGS:**

**A. ZA22-000088: Gulf Shores City School Final Subdivision Plat**

**Request:** The City of Gulf Shores seeks Final Subdivision Plat approval to subdivide 4 lots into 5 lots, and dedicate the right-of-way for the future location of East Canal Road.

Chairman Steiskal opened the Public Hearing.

There were no public comments.

Chairman Steiskal closed the Public Hearing.

Commissioner Young made the motion to approve ZA22-000088, Gulf Shores City School Final Subdivision Plat. Commissioner Vakakes seconded; the motion passed 6-0 with Commissioner Malone abstaining.

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**B. ZA23-000005 Resubdivision of Lot 3 Omega Acres Final Subdivision Plat**

Request: The City of Gulf Shores seeks Final Subdivision Plat approval to subdivide 1 lot into 2 lots.

Commissioners were briefed by City Administrator, Steve Griffith, about the public/private multisport athletic facility consisting of outdoor sand volleyball courts, a 38,000 square foot indoor flex/gym recreational space as well as associated restroom, concession, and office spaces.

Chairman Steiskal opened the Public Hearing.

David Gardner, resident at Andhurst Walk Subdivision, had concerns regarding the layout of the new facility, courts & parking. Community Development Director, Lee Jones explained that there will be a Site Plan presented to the Planning Commission detailing the project at a later date.

Chairman Steiskal closed the Public Hearing.

Commissioner Guthrie made the motion to approve, ZA23-000005, Resubdivision of Lot 3 Omega Acres Final Subdivision Plat. Commissioner Young seconded, the motion passed 6-0, and Commissioner Eubank abstained. The motion contained one condition:

1. Covenants and restrictions focusing on share use, access and parking shall be reviewed and approved as to form by the City prior to recordation of the subdivision plat. The documents shall be recorded and referenced on the subdivision plat.

**SITE PLANS:**

**A. ZA22-000085: East Fifteen Cottages**

**Request:** The applicant requests to construct a 15-lot Cottage Subdivision on 1.25 acres. The property is located within the 400 block, along the south side of East 1st Avenue and is zoned BT-3 Medium-High Density Tourist Business District.

Commissioner Young made the motion to approve ZA22-000085, East Fifteen Cottages Site Plan. Commissioner Franklin seconded; the motion passed 6-0, Commissioner Malone abstained. The motion contains the following conditions:

1. No trash containers will be allowed to be placed along East Beach Boulevard or East 1<sup>st</sup> Avenue for servicing.
2. Approval of the following modifications:
  - a. Article 11-11J to allow the applicant to obtain building permits prior to the completion of common area infrastructure and recordation of the plat.
  - b. Article 12-3 to allow the applicant to reduce the required buffer along the abutting property with a single-family structure from 10ft to 5ft.
  - c. Article 12-3C.2.c to allow the applicant to place the buffer fence on the property line and install the required landscape along the interior side of the fence.
3. The applicant shall pay a sidewalk fee for East 1<sup>st</sup> Avenue in an amount of \$4,504.80 prior to the issuance of a Building Permit.

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4. Louvered panels on the ground floor shall be provided for additional screening of the parking area from East 1<sup>st</sup> Avenue for Lots 1 and 5

**HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:**

None

**PUBLIC PROJECTS:**

City Engineer, Mark Acreman, updated the Commissioners on several City projects:

- The extension of Waterway East Boulevard project has started;
- The Highway 59 south bound lane addition is close to bid and hopeful it will start next month;
- The Gulf Coast Center for Ecotourism and Sustainability will soon go to bid; and
- The Beach re-nourishment project has been delayed but will start in the fall of 2023.

City Administrator, Steve Griffin, updated the Commission of the status of a terminal at the Gulf Shores International Airport.

**OTHER BUSINESS:**

**COMMUNICATIONS FROM STAFF:**

**COMMUNICATIONS FROM COMMISSION:**

**ADJOURN:**

There being no further business to come before the Commission, Chairman Steiskal adjourned the meeting at 4:45 p.m.



Secretary, Mell Davis

March 3, 2023

Date

  
Chairman, Bob Steiskal