

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF MARCH 22, 2022**

COMMISSION PRESENT:

Commissioner Steiskal, Commissioner Vakakes, Commissioner M. Young, Commissioner Malone, Commissioner Eubank, Commissioner Harris, Commissioner F. Young, Commissioner Guthrie, Commissioner Long

COMMISSION ABSENT:

STAFF PRESENT:

Director of Planning & Community Development Lee Jones; 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 January 25, 2022.

Commissioner Harris made a motion to approve the minutes from February 22, 2022; the motion was seconded by Commissioner Malone. The motion was approved 8-0 with Commissioner Long abstaining.

ITEMS FOR DEFFERAL OR WITHDRAWAL:

None

PUBLIC HEARINGS:

A. ZA22-000004 Peleschak Private Parking Lot – Conditional Use Permit

The applicant seeks Conditional Use Permit approval for a private parking lot.

Chairman Steiskal opened the Public Hearing.

One neighbor of the subject property asked if a fence and buffer would be the length of the property.

Chairman Steiskal closed the Public Hearing.

Commissioners asked questions regarding the 5 year sunset use of the property and determined that a 10 year sunset would be fairer for the applicant.

Commissioner Malone made the motion to approve ZA22-000004 Peleschak Private Parking Lot Conditional Use Permit, Commissioner Vakakes seconded the motion; the motion was approved 9-0 with the following conditions:

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1. The existing building can remain in its current location.
2. CUP approval shall be active for 10 years and shall expire unless the use is extended by the City Council.
3. The applicant shall pay a \$1,520 fee in lieu of constructing the required sidewalk along West 36th Avenue. The fee shall be paid prior to the issuance of any future City permits.
4. The following items need to be addressed or further detailed prior to scheduling this application for the City Council.
 - a. Fire Marshal. Additional details shall be provided to the Fire Marshal regarding the gate for the private parking lot.
 - b. City Engineering. Revised plans shall be submitted addressing the six comments made by the City Engineering Department.
 - c. Planning & Zoning.
 - i. A letter shall be submitted from Republic Services indicating roll-out trash containers are acceptable and can be properly serviced.
 - ii. The sidewalk shall connect to the right-of-way of West 36th Avenue.

B. ZA22-000009 Stonehaven Final Subdivision Plat

The applicant requests Final Subdivision Plat approval for an 82 lot, single family subdivision. The 41.4 acre property is located north of County Road 8 West, between Viola Road and Grund Lane.

Chairman Steiskal opened the Public Hearing.

Several citizens voiced their concern about drainage, clogged ditches and downed trees on the common area.

Chairman Steiskal closed the Public Hearing.

Commissioner F. Young made the motion to approve ZA22-000009 Stonehaven Final Subdivision Plat, Commissioner Harris seconded the motion; Commissioner Malone recusing himself. The motion passed 8-0 with the following conditions:

1. The developer shall install a 10ft landscape buffer to the rear of lots 1-3 similar to the buffer that is provided along the south side of lot 36 in order to buffer Stonehaven from the existing houses within Granite Cove Subdivision. The buffer shall be placed in an easement and be installed prior to recordation of the plat.
2. Prior to recordation of the plat, a \$466,000 letter of credit shall be submitted and accepted by the City of Gulf Shores to assure completion of the unfinished work.
3. Upon site inspection there are several debris piles that shall be removed prior to recordation of the plat.
4. A wire-backed mesh, re-enforced silt fence shall be placed around the large dirt pile prior to recordation of the plat. The dirt pile shall be removed within 24 months of Final Plat approval.
5. All parking stop bars shall be installed prior to recordation of the plat.
6. An engineer's as-built fire hydrant distribution and functional test report shall be provided and approved by the Fire Marshal prior to recordation of the plat.
7. The Conservation Easement shall be recorded and referenced on the Final Plat.

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C. ZA22-000012 Palmetto Ridge Final Subdivision Plat

The applicant seeks Final Plat approval to subdivide 2.87 acres into 2 lots. The property is located at 320 West Ft. Morgan Road.

Chairman Steiskal opened the Public Hearing.

There were no comments.

Chairman Steiskal closed the Public Hearing.

Commissioner Vakakes made the motion to approve ZA22-000012 Palmetto Ridge Final Subdivision Plat with Commissioner Long seconding the motion. The motion passed 7-0 with Commissioners Harris and F. Young recusing themselves.

SITE PLANS:

A. ZA22-000007 Southern Pipe Commercial Site Plan

The applicant requests to construct a 3,000sf building addition to the rear of the existing building at 3745 Gulf Shores Parkway.

Commissioner F. Young made the motion to approve ZA22-000007 Commercial Site Plan for Southern Pipe, Commissioner M. Young seconded and the motion passed 9-0 with the following conditions:

1. The Planning Commission approves the applicant's waiver request to use all metal façade along the exterior of the proposed addition.
2. The sidewalk fee of \$1,848.00 for a 6ft sidewalk along Gulf Shores Parkway shall be paid prior to the issuance of any city permit.

B. ZA22-000008 Palmetto Ridge Townhouses Site Plan

The applicant seeks Site Plan approval for a 17 unit townhouse development located at 320 West Ft. Morgan Road.

Commissioner Guthrie made the motion to approve ZA22-000008 Palmetto Ridge Townhouses Site Plan, Commissioner Vakakes seconded the motion, it passed 7-0 with Commissioners Harris and F. Young recusing. The following conditions are:

1. Prior to the issuance of a Certificate of Occupancy, the applicant shall provide draft condominium documents to satisfy Section 11-3(C), Land Transfer & Ownership, of the Townhouse Regulations of the Zoning Ordinance.
2. A revised Site Plan shall be submitted providing the additional details required by the City Engineering Department on the drainage and utility plans.
3. A stormwater maintenance plan shall be submitted and approved by the City Engineering Department prior to the issuance of a Building Permit.
4. No future City permits shall be issued until the Palmetto Ridge Final Plat is recorded.

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HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:

Jeff Brooks asked several questions about Palmetto Ridge Townhouses.

OTHER BUSINESS:

None

COMMUNICATIONS FROM STAFF:

None

COMMUNICATIONS FROM COMMISSION:

Director Lee Jones gave the Commission an update on the temporary suspension of Site Plan review applications for Multi- family & Townhouse Dwellings. He stated City's growth rate and infrastructure concerns were the reasoning for the moratorium. Staff is reviewing the design standards for townhomes and multi-family uses and will present recommended changes at a future Planning Commission meeting.

Director Lee Jones also provided an update to the Planning Commission on City Council funding arrangements for future City capital improvement projects.

ADJOURN:

There being no further business to come before the Commission, Chairman Steiskal adjourned the meeting at 6:00 p.m.



Secretary, Mell Davis



Date



Chairman, Bob Steiskal