

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF MARCH 28, 2023**

COMMISSION PRESENT:

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

COMMISSION ABSENT:

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 February 28, 2023.

Commissioner Malone made a motion to approve the minutes from February 28, 2023; the motion was seconded by Commissioner Harris. The motion was approved 6-0 with Commissioners Guthrie & Young abstaining.

ITEMS FOR DEFFERAL OR WITHDRAWAL:

PUBLIC HEARINGS:

A. ZA23-000009 Waterway Villas Site Plan/Conditional Use Permit (CUP)

Request: Applicant seeks Site Plan/CUP approval to allow Dwelling Units Licensed for Vacation Rental. In accordance with Article 6-18. *Dwelling Units Licensed for Vacation Rental*, Dwelling Units Licensed for Vacation Rental may be approved in individual multi-family developments located in the R-4 Zoning District by Conditional Use Permit (CUP).

Chairman Steiskal opened the Public Hearing.

There were no public comments.

Chairman Steiskal closed the Public Hearing.

Commissioner Young made the motion to approve ZA23-000009, Waterway Villas Site Plan/Conditional Use Permit (CUP,) Commissioner Vakakes seconded; the motion passed 6-0 with Commissioners Guthrie and Malone recusing. The motion contains the following conditions:

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1. Grant a modification from *Article 13-5. Alteration of Nonconforming Structures* to allow the applicant to adaptively reuse the existing building and premises.
2. Grant a modification to the Thoroughfare Assemblies Plan to allow the applicant to pay a \$4,800 fee, prior to business license approval for Dwelling Units Licensed for Vacation Rental, in lieu of constructing the required improvements within East 22nd Avenue.
3. Driveway aprons in the East 22nd Avenue right-of-way shall be paved with concrete or asphalt prior to business license approval for Dwelling Units Licensed for Vacation Rental.

B. ZTA23-01 Article 8-2., BN Neighborhood Business District, Zoning Text Amendment

Request: City Staff proposes to amend the Zoning Ordinance to make changes to the Neighborhood Business Zoning District Regulations.

Commissioners discussed the definition of a Marina, including the number of slips allowed, and suggested a separate study of the marina regulations in the future. They also discussed keeping standard and walk up restaurant uses allowable by Conditional Use Permit only and not by right to mitigate any negative impacts on residential homes.

Chairman Steiskal opened the Public Hearing.

There were no public comments.

Chairman Steiskal closed the Public Hearing.

Commissioner Young made the motion to approve, ZTA23-01, Article 8-2, BN Neighborhood Business Zoning District Regulations with the condition to keep standard and walk up restaurant uses by “Conditional Use Permit” and not by “Right” as proposed by Planning Department staff. Commissioner Harris seconded, the motion passed 8-0.

HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:

None

PUBLIC PROJECTS:

OTHER BUSINESS:

COMMUNICATIONS FROM STAFF:

Lee Jones introduced the new Planning Manager, Jay Dickson.
Mark Acreman provided updates on the Waterway East and State Highway 59 projects.

COMMUNICATIONS FROM COMMISSION:

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ADJOURN:

There being no further business to come before the Commission, Chairman Steiskal adjourned the meeting at 5:00 p.m.

Mell Davis
Secretary, Mell Davis
April 26, 2023
Date

Bob Steiskal
Chairman, Bob Steiskal