

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF JUNE 23, 2020**

COMMISSION PRESENT:

Chairman Steiskal, Commissioner Vakakes, Commissioner Guthrie, Commissioner Long, Commissioner Malone, Commissioner Young, Commissioner Harris, Commissioner Eubank

COMMISSION ABSENT:

Commissioner Eberlein

STAFF PRESENT:

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

CALL TO ORDER:

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

ROLL CALL:

The secretary called the roll.

APPROVAL OF MINUTES: Regular Meeting of May 27, 2020

Commissioner Vakakes made a motion to approve the minutes from May 27, 2020 and was seconded by Commissioner Harris. The minutes were approved 8-0.

ITEMS FOR DEFFERAL OR WITHDRAWAL:

A. ZA20-000035- Colonial Traditions PUD Amendment

Commissioner Harris made the motion to defer ZA20-000035 to the July 28, 2020 meeting of the Gulf Shores Planning Commission. The motion was seconded by Commissioner Young and passed 8-0.

PUBLIC HEARINGS:

A. ZTA20-04 Mobile Food Units Zoning Text Amendment

Mr. Ryan Shamburger seeks to amend the Zoning Ordinance to include Mobile Food Unit (MFU) as a permitted use and allow them to operate on private property within non-residential zoning districts, including non-residential areas of PUDs.

The Commissioners asked city staff if any evaluations had been made so far from the food truck pilot program from the last 6 months; asked if any applications had been denied and if any food trucks were interested in expanding locations. Several Commissioners felt that food trucks helped to relieve overcrowding restaurants and increased foot traffic within the city.

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Chairman Steiskal opened the Public Hearing at 4:18 p.m.

Applicant Ryan Shamburger explained his reasons for submitting the Zoning Text Amendment and said that the current pilot program doesn't provide any incentive to new food trucks because the pilot program is for 1 year with no clear extension of the program. Mr. Shamburger believed during Covid-19 pandemic food trucks would be able to serve the public when restaurants were closed and continue to be an asset due to restaurants only being able to have 50% capacity.

Chairman Steiskal closed the Public Hearing at 4:30 p.m.

Commissioner Harris made the motion to table the Zoning Text Amendment request until the January 2021 Gulf Shores Planning Commission so that the City will have time to review and analyze the positive and negative effects of the 12 month pilot program that will conclude in December 2020. The motion was seconded by Commissioner Long and passed 6-2.

HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:

None

OTHER BUSINESS:

A. ZA18-000043- Trailside Preliminary Subdivision Plat Extension Request

Mr. Steve Pumphrey requests a two-year extension for the Trailside Preliminary Subdivision Plat. Trailside was conditionally approved as a 205-lot subdivision on July 24, 2018. Preliminary plat approval for Trailside will expire on July 24, 2020.

Commissioners inquired if any permits had been issued or any inspections taken place on site and asked why development had not been started. The applicant's narrative stated that market conditions kept project from starting.

Commissioner Harris made the motion to deny preliminary subdivision plat extension for ZA18-000043, Trailside. Commissioner Vakakes seconded the motion and it passed 7-0 with Commissioner Malone abstaining.

COMMUNICATIONS FROM STAFF:

City Engineer, Mark Acreman, stated that the West Lagoon multi-use trail was near completion along with the Wedgewood Drive re-surfacing project. He also reported that public outreach meetings would soon be held regarding the build and transportation grant work.

COMMUNICATIONS FROM COMMISSION:

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None

ADJOURN:

There being no further business to come before the Commission, Chairman Steiskal adjourned the meeting at 5:15 p.m.



Secretary, Mell Davis

8-4-2020

Date



Chairman, Bob Steiskal