

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF OCTOBER 20, 2020**

COMMISSION PRESENT:

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

COMMISSION ABSENT:

Commissioner Eberlein, Commissioner Young

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 August 27, 2020

Commissioner Vakakes made a motion to approve the minutes from August 27, 2020 and was seconded by Commissioner Harris. The minutes were approved 5-0 with Commissioners Eubank and Long and abstaining.

ITEMS FOR DEFFERAL OR WITHDRAWAL:

- A. ZA20-000047 Cottages at Craft Farms PUD Amendment
- B. ZA20-000057 Oleander Cove Subdivision Final Plat

Commissioner Harris made the motion to defer ZA20-000047, Cottages at Craft Farms PUD Amendment and ZA20-000057, Oleander Cove Subdivision Final Plat to the October 29, 2020 Planning Commission meeting. The motion was seconded by Commissioner Malone and approved 7-0.

- C. ZA20-000056 Hangout Starflyer Conditional Use Permit (CUP)
- D. ZTAA20-06 Garage Setbacks and Minimum Raised Foundations

Commissioner Malone made the motion to defer ZA20-000056, Hangout Starflyer Conditional Use Permit (CUP) and Zoning Text Amendment, ZTA20-06, Garage Setbacks and Minimum Raised Foundation to the November 17, 2020 Planning Commission Meeting. The motion was seconded by Commissioner Harris and approved 7-0.

- E. ZA20-000035 Colonial Traditions withdrew their application request.

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF OCTOBER 20, 2020**

PUBLIC HEARINGS:

A. ZA19-000070- The Retreat at Bon Secour Village West Subdivision Preliminary Plat Modification

The applicant request to modify a condition of preliminary Subdivision Plat approval to allow construction to begin prior to verification of the existence of jurisdictional wetlands by the US Army Corps of Engineers.

Chairman Steiskal opened the public hearing at 4:12 p.m.

There were no public comments

Chairman Steiskal closed the Public Hearing at 4:15 p.m.

Commissioner Vakakes made the motion to approve ZA19-000070, The Retreat at Bon Secour Village West Subdivision Preliminary Plat Modification with the special condition that the applicant shall submit a copy of the USACE verification that the wetlands are non-jurisdictional before any land disturbance activities can occur within the wetland buffer/wetland area depicted on Sheet 12 of the Stormwater Management Practices Plan and Details. Commissioner Vakakes seconded the motion and was approved 6-0 with Commissioner Malone abstaining.

B. ZA20-000060 – The Haven Subdivision at the Peninsula Final Plat

The applicant seeks Final Subdivision Plat approval to re-subdivide lots 46-61 (excluding lots 53, 57 in The Haven Subdivision. The re-subdivision will increase the number of lots from 16-21 lots by reducing the size of each lot.

Chairman Steiskal opened the public hearing at 4:20 p.m.

There was no public comment

Chairman Steiskal opened the public hearing at 4:23 p.m.

Commissioner Harris made the motion to approved ZA20-000060 as presented. The motion was seconded by Commissioner Vakakes and was approved 7-0.

C. Major Street Plan

The City of Gulf Shores Planning Commission proposes to adopt the Major Street Plan. A Major Street Plan identifies the streets that can accommodate large volumes of traffic, what existing major roadways should be improved, and where future major roadways should be constructed. The Code of Alabama stipulates master plans, such as the Major Street Plan, made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality that will promote... adequate provision for traffic. Whenever a Commission shall have adopted the Master Plan, no street, square, park, or other public way, ground or open space or public building or structure or public utility, whether publicly or privately owned, shall be constructed or authorized in the municipality

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF OCTOBER 20, 2020**

until the location, character, and extent thereof shall have been submitted to and approved by the Commission.

Commissioners discussed the importance of zoning and future development planning to be coordinated with the Major Street Plan.

Chairman Steiskal opened the public hearing at 4:48 p.m.

There was no public comment

Chairman Steiskal opened the public hearing at 4:52 p.m.

Commissioner Malone made the motion to approve the Major Street Plan as presented. The motion was seconded by Commissioner Long and was approved 7-0.

SITE PLANS:

A. ZA20-000058 West Lagoon Cottages – Site Plan

The applicant seeks Site Plan approval of a 43-lot cottage subdivision to be located at 944 West Beach Boulevard.

Commissioner Vakakes made the motion to approve ZA20-000058, West Lagoon Cottages Site Plan with the following Special Conditions,

1. No trash containers will be allowed to be placed along West Lagoon Avenue for servicing.
2. Deviation to Article 11-11J to allow the applicant to obtain building permits prior to the completion of common area infrastructure and recordation of the plat.
3. Deviation to Article 12-1F1 to allow the applicant to reduce the minimum 5ft wide landscape strip to 4ft, allowing the perimeter landscape strip to be common area.
4. The applicant shall work with the City and Alabama Department of Transportation to pursue a future crosswalk at the West Lagoon Avenue and West Beach Boulevard intersection to safely connect users to the water access.
5. Fire Marshal Phased Approval Conditions:
 - a. Fire Sprinklers accepted for exception 1 as Proposed by the Developer 2018 International Fire Code D107.1.
 - b. Unobstructed vertical clearance of not less than 13 feet 6 inches on Fire Access Roads.
 - c. Fire access road width accepted as per submitted plans.
6. The sidewalk fee of \$26,490.00 in lieu of construction shall be paid prior to the issuance of a building permit.

Commissioner Eubank seconded the motion and was approved 6-0 with Commissioner Malone abstaining.

HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:

MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF OCTOBER 20, 2020

None

OTHER BUSINESS:

A. Jack Edwards Airport Control Tower

Zoning Administrator Andy Bauer reported to the Commission that Jack Edwards Airport received a 6 million dollar grant to construct a control tower. The Code of Alabama exempts construction contract issued by airport authorities from all zoning laws, ordinances and local regulations. This item was presented as information purposes only.

B. Nomination of Planning Commissioner Officers

Commissioner Malone made the motion to nominate Robert Steiskal, JR. as Gulf Shores Planning Commission Chairman and Commissioner Pete Vakakes as Vice Chairman for the year 2021. The motion was seconded by Commissioner Eubank and was approved 5-0.

COMMUNICATIONS FROM STAFF:

COMMUNICATIONS FROM COMMISSION:

None

ADJOURN:

There being no further business to come before the Commission, Chairman Steiskal adjourned the meeting at 5:10 p.m.



Secretary, Mell Davis



Date


Chairman, Bob Steiskal