

The Planning Commission met Monday, April 11, 2016 at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Lee Turner, Chairperson; George Roberds, Vice-Chair; Tim Kant; Jennifer Fidler; Bob Clark; Jay Robinson; Hollie MacKellar; Kevin Boone; Jonathan Smith, Planning Director; and Nancy Milford, Planner; Emily Boyett, Secretary
Absent: Bernie Fogarty

Chairman Lee Turner called the meeting to order at 5:02 PM and announced the meeting is being recorded.

The minutes of the March 7, 2016 meeting were considered and George Roberds moved to accept the minutes as written and was 2nd by Jay Robinson. The motion carried with abstentions by Lee Turner and Tim Kant.

ZC 16.04 Public hearing to consider the request of Hutchinson, Moore & Rauch, LLC for an amendment to the Colony at the Grand TR (Tourism Resort) District Zoning Map, Tim Lawley. The property is located on the northeast side of Battles Road (a.k.a. County Road 34) where Battles Road turns to the north. Mr. Smith gave the staff report saying the property is located in the City of Fairhope and is zoned TR District. The property contains approximately 186.5 acres and the applicant is proposing to modify the previously approved land use map by increasing the Low Rise component; and decreasing the High Rise, Mid Rise, and Recreational Zone components. Staff recommendation is to approve as requested.

Mr. Turner opened the public hearing. Having no one present to speak, he closed the public hearing.

Mr. Fidler asked the reason for the proposed change and Mr. Turner said the single family portions are selling and the high rise are not. Mr. Turner stated this request is a better plan with less high rise.

George Roberds made a motion to accept the staff recommendation to approve as requested. Bob Clark 2nd the motion and the motion carried unanimously.

SD 16.08 Public hearing to consider the request of Hutchinson, Moore & Rauch, LLC for Preliminary and Final Plat approval of Quail Run, Phase 2, a 2-lot minor subdivision, Tim Lawley. The property is located on the west end of Quail Run Road. Mr. Smith gave the staff report saying the property is unzoned in Baldwin County and consists of approximately 97 acres with 2 lots proposed. He stated the applicant is requesting a waiver from Article V, Section E, 3. which states "all lots shall front upon a paved, publicly maintained street." Mr. Smith explained all of the roads within this development are privately owned and maintained and due to the location of the property, access off a publicly maintained road is not feasible or possible. Staff recommendation is to approve contingent upon the following conditions:

1. The easements shall be shown and the fire hydrants shall be placed in an easement, per the City of Fairhope Water and Sewer Superintendent. Utilities running through the utility easement in Phase 1 need to be rerouted prior to the final plat being signed.
2. Proof of Baldwin County's approval of the subdivision as proposed shall be provided.

3. The Planning Commission Certificate shall be corrected to show "Phase 2."
4. The plat shall be signed by the surveyor upon submittal to the City of Fairhope Planning Department.
5. The Planning Commission's approval of the waiver to Article V, Section E., 3. of the City of Fairhope's Subdivision Regulations.
6. All conditions of approval shall be satisfied in a timely manner. The final plat shall be recorded within 60 days from Planning Commission approval, per the City of Fairhope Subdivision Regulations.

Mr. Turner opened the public hearing. Having no one present to speak, he closed the public hearing.

George Roberds made a motion to accept the staff recommendation to approve contingent upon the following conditions:

1. The easements shall be shown and the fire hydrants shall be placed in an easement, per the City of Fairhope Water and Sewer Superintendent. Utilities running through the utility easement in Phase 1 need to be rerouted prior to the final plat being signed.
2. Proof of Baldwin County's approval of the subdivision as proposed shall be provided.
3. The Planning Commission Certificate shall be corrected to show "Phase 2."
4. The plat shall be signed by the surveyor upon submittal to the City of Fairhope Planning Department.
5. The Planning Commission's approval of the waiver to Article V, Section E., 3. of the City of Fairhope's Subdivision Regulations.
6. All conditions of approval shall be satisfied in a timely manner. The final plat shall be recorded within 60 days from Planning Commission approval, per the City of Fairhope Subdivision Regulations.

Bob Clark 2nd the motion and the motion carried unanimously.

SD 16.10 Public hearing to consider the request of Preble-Rish, LLC for Final Plat approval of Stone Creek, Phase 3, a 43-lot subdivision, Steve Pumphrey. The property is located on the east side of State Highway 181, at the end of Boulder Creek Avenue, Avenue of the Pines, and Crooked Creek Avenue. Mr. Smith gave the staff report saying the property is approximately 21.22 acres located in the City of Fairhope and is zoned PUD (Planned Unit Development) with 43 lots proposed. Staff recommendation is to approve contingent upon the following conditions:

1. The applicant shall execute the Operations and Maintenance document and then have the document recorded in probate. Staff shall be provided a copy of the recorded document. Prior to recording the Operations and Maintenance Plan, the engineer of record shall add the engineer's certification, signed and sealed, to the document.
2. All final punch list items shall be completed and approved to the satisfaction of the City of Fairhope.
3. Financial guarantees shall be provided for the subdivision performance and maintenance requirements.
4. All conditions of approval shall be satisfied in a timely manner. The final plat shall be recorded within 60 days from Planning Commission approval, per the City of Fairhope Subdivision Regulations.

Mr. Turner opened the public hearing. Having no one present to speak, he closed the public hearing.

Mr. Clark said he has received calls regarding work being done on the subject property. Mr. Smith responded the only work has been the construction of the infrastructure which is required for Final plat approval. Mrs. Fidler stated the applicant installed a speed hump as the speed calming device and the City does not recommend speed humps in subdivisions. She stated the City would prefer roundabouts in the future. Mr. Pumphrey responded this development was approved prior to the City making that recommendation. George Roberds made a motion to accept the staff recommendation to approve contingent upon the following conditions:

1. The applicant shall execute the Operations and Maintenance document and then have the document recorded in probate. Staff shall be provided a copy of the recorded document. Prior to recording the Operations and Maintenance Plan, the engineer of record shall add the engineer's certification, signed and sealed, to the document.
2. All final punch list items shall be completed and approved to the satisfaction of the City of Fairhope.
3. Financial guarantees shall be provided for the subdivision performance and maintenance requirements.
4. All conditions of approval shall be satisfied in a timely manner. The final plat shall be recorded within 60 days from Planning Commission approval, per the City of Fairhope Subdivision Regulations.


Hollie MacKellar 2nd the motion and the motion carried unanimously.

Old / New Business

APA Conference – Mr. Roberds stated he enjoyed the conference and it was very informative. He said Fairhope has very few problems compared to the cities that are highlighted at these conferences. Mr. Clark agreed Fairhope is way ahead in planning.

Downtown Parking – Mr. Smith stated Dan Burden has been in Fairhope for several days to help the City with parking Downtown. He said the focus has been on the parking deck, Faulkner State parking, and issues with striping. Mr. Smith thanked the Commission, staff, and citizens for participating in the focus groups, charrettes, and the walking tour. Mr. Clark stated the parking deck is under utilized. He said public awareness needs to be worked on and he suggested signs be put in the windows by the merchants Downtown. Mayor Kant said there are signs being printed now along with handouts for the public. Mr. Turner stated Single Tax is looking at plans for adding 59 parking spaces on the north side of the Library. Mr. Clark said he always parks in the parking deck on the 2nd level and there are usually only about 10 cars. Mrs. MacKellar stated she frequently parks on the 3rd level. She said the merchants need to utilize the parking deck so the patrons can use the on-street parking.

Having no further business, the meeting was over at 5:25 PM.



Lee Turner, Chairman



Emily Boyett, Secretary