

The Planning Commission met Monday, March 6, 2017 at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: George Roberds, Vice-Chair; Bernie Fogarty; Bob Clark; Ralph Thayer; Hollie MacKellar; David Martin; Jimmy Conyers; Wayne Dyess, Planning Director; Nancy Milford, Planner; Emily Boyett, Secretary; and Ken Watson, City Attorney
Absent: Lee Turner, Chairperson

Vice-Chairman Roberds called the meeting to order at 5:00 PM and announced the meeting is being recorded.

The minutes of the February 6, 2017 meeting were considered and Ralph Thayer moved to accept the minutes as written and was 2nd by Bernie Fogarty. The motion carried with one abstention by Hollie MacKellar.

SD 17.04 Public hearing to consider the request of Fairhope Medical Park, LLC for Multiple Occupancy Project approval of Magnolia Medical Office Park, a 6-unit project. The property is located on the southeast corner of the intersection of Greeno Road and County Road 44 (a.k.a. Twin Beech Road). Mr. Dyess gave the staff report saying the property is unzoned and located in the City of Fairhope Planning Jurisdiction. The property consists of approximately 6.60 acres and a 6-unit multiple occupancy medical office is proposed. Staff recommendation is to approve contingent upon the following conditions:

1. The Operations and Maintenance Plan and Agreement shall be submitted with revisions and be recorded.
2. The minor revisions to the drainage plan shall be corrected to the satisfaction of the third-party reviewer.
3. The applicant shall work with Jennifer Fidler, City of Fairhope Horticulturist, on all landscaping related issues to her satisfaction. Jennifer Fidler's approval of the site plan shall be required prior to land disturbance permit.
4. All conditions (except for condition 5) of approval shall be satisfied in a timely manner. At the time of final site plan, the applicant shall have all conditions of approval completed so the site plan may be recorded within a 60-day time frame, per the City of Fairhope Subdivision Regulations.
5. At the time of Building Certificate of Occupancy, all required water and sewer testing shall be required.

Dr. Thayer asked if the County has approved the site for access and traffic and Mr. Dyess stated he did not know, but permits will be required prior to receiving a building permit. Mrs. MacKellar asked if architectural renderings were submitted and Mr. Dyess responded no, the site is in the county and the City does not have architectural guidelines or restrictions.

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

David Martin made a motion to accept the staff recommendation to approve contingent upon the following conditions:

1. The Operations and Maintenance Plan and Agreement shall be submitted with revisions and be recorded.

2. The minor revisions to the drainage plan shall be corrected to the satisfaction of the third-party reviewer.
3. The applicant shall work with Jennifer Fidler, City of Fairhope Horticulturist, on all landscaping related issues to her satisfaction. Jennifer Fidler's approval of the site plan shall be required prior to land disturbance permit.
4. All conditions (except for condition 5) of approval shall be satisfied in a timely manner. At the time of final site plan, the applicant shall have all conditions of approval completed so the site plan may be recorded within a 60-day time frame, per the City of Fairhope Subdivision Regulations.
5. At the time of Building Certificate of Occupancy, all required water and sewer testing shall be required.

Ralph Thayer 2nd the motion and the motion carried unanimously.

SD 17.07 Public hearing to consider the request of JADE Consulting, LLC for Final Plat approval of Bridlewood Farms, an 11-lot subdivision, Trey Jinright. The property is located on the west side of Langford Road across from My Way. Mr. Dyess gave the staff report saying the subject property is unzoned in Baldwin County and is in the City of Fairhope Planning Jurisdiction. The site is approximately 100.2 acres and 11 lots are proposed. Staff recommendation is to approve contingent upon the following conditions:

1. The applicant shall execute the Operations and Maintenance Agreement and Plan documents and record the documents at the time of final plat recording.
2. The applicant shall satisfy to the approval of City of Fairhope Superintendents all punch list items identified at the time of final inspection.
3. 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. Roberds opened the public hearing. Having no one present to speak, Mr. Roberds closed the public hearing.

Ralph Thayer made a motion to accept the staff recommendation to approve contingent upon the following conditions:

1. The applicant shall execute the Operations and Maintenance Agreement and Plan documents and record the documents at the time of final plat recording.
2. The applicant shall satisfy to the approval of City of Fairhope Superintendents all punch list items identified at the time of final inspection.
3. 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 17.08 Public hearing to consider the request of Dewberry/Preble-Rish, LLC for Final Plat approval of Woodlawn, Phase 3, a 34-lot subdivision, Steve Pumphrey. The property is located on the south side of County Road 44 (a.k.a. Twin Beech Road) and west of Bonaventure Street. Mr. Dyess gave the staff report saying the property is in the City of Fairhope and is zoned R-2 Medium Density Single Family Residential District. The site is approximately 14.74 acres and 34 lots are proposed. Staff recommendation is to approve contingent upon the following conditions:

1. The applicant shall revise the street tree plan to reflect a small species tree that meets the approval of Jennifer Fidler and the issue of the unauthorized removal of the trees shall be resolved to the satisfaction of the City of Fairhope Horticulturist and Planning Director.
2. The applicant shall satisfy to the approval of City of Fairhope Superintendents all punch list items identified at the time of final inspection.
3. The Operations and Maintenance Plan shall be recorded once the revisions have been approved and at the time of final plat recording.
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. Roberds opened the public hearing.

Thomas Allen of 726 Whittington Avenue – He stated concerns with only one entrance into the subdivision and the amount of homes. He said traffic and safety are an issue and he suggested an additional entrance onto St. Hwy. 181 and reducing the speed limit in Phase 1 to 20 mph.

James Whitson of 729 Amador Avenue – He is President of the Property Owners Association. He noted concerns with traffic and safety due to only one entrance. He asked if a traffic signal or a 3-way stop can be installed at the intersection of Bonaventure Street and Twin Beech Road.

Having no one else present to speak, Mr. Roberds closed the public hearing.

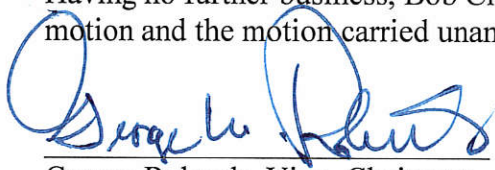
Mr. Dyess stated the traffic and safety concerns need to be addressed by the Traffic Committee and he recommended the residents contact the Police Department for information.

Ralph Thayer made a motion to accept the staff recommendation to approve contingent upon the following conditions:

1. The applicant shall revise the street tree plan to reflect a small species tree that meets the approval of Jennifer Fidler and the issue of the unauthorized removal of the trees shall be resolved to the satisfaction of the City of Fairhope Horticulturist and Planning Director.
2. The applicant shall satisfy to the approval of City of Fairhope Superintendents all punch list items identified at the time of final inspection.
3. The Operations and Maintenance Plan shall be recorded once the revisions have been approved and at the time of final plat recording.
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.

David Martin 2nd the motion and the motion carried unanimously.

Having no further business, Bob Clark made a motion to adjourn. Bernie Fogarty 2nd the motion and the motion carried unanimously. The meeting was adjourned at 5:25 PM.


George Roberds, Vice- Chairman


Emily Boyett, Secretary