

The City of Daphne
Planning Commission Minutes
Regular Meeting of March 22, 2018
Council Chamber, City Hall - 5:00 P.M.

Call to Order:

Chairman called the regular meeting of the City of Daphne Planning Commission to order at 5:00 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Charles Smith, Secretary
Ed Kirby
Andrew Prescott
Marybeth Bergin, Chairman
Phillip Hodgson, Vice Chairman
Ron Scott
Hudson Sandefur
Chief White

Staff Present:

Adrienne Jones, Director of Community Development
Jan Vallecillo, Planning Coordinator
Scott Hetrick, Attorney
Brennan Walters, Planner

The first order of business is the approval of the minutes.

Chairman asked for questions, comments or corrections to the minutes ***of the regular meeting of February 22, 2018. There being none, minutes are approved as submitted.***

The next order of business is final plat review for Bailey Place Subdivision.

An introductory presentation was given by Jason Estes, representative of Dewberry/Preble-Rish, requesting final plat review of a thirteen-lot subdivision consisting of approximately five-point nine-three acres located southwest of County Road 64 and Alabama Highway 181.

Chairman asked about correspondence from Riviera Utilities and Baldwin County Sewer. Ms. Jones responded submission of documentation of acceptance is still outstanding.

Chairman asked for Commission questions or comments and for a motion.

A Motion was made by Mr. Hodgson and Seconded by Mr. Kirby to approve Bailey Place Subdivision final plat. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is site plan review for Eastern Shore Recovery Center.

The City of Daphne
Planning Commission Minutes
Regular Meeting of March 22, 2018
Council Chamber, City Hall - 5:00 P.M.

An introductory presentation was given by Jason Estes, representative of Dewberry/Preble-Rish, requesting site plan review of a four thousand square foot non-profit meeting facility with associated drainage, parking, and landscaping located southeast the intersection of Pollard and Well Road.

Chairman asked about sidewalks. Mr. Estes responded none are planned.

Chairman asked for Commission questions or comments and for a motion.

A Motion was made by Mr. Scott and Seconded by Mr. Hodgson to approve Eastern Shore Recovery Center site plan. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is site plan review for Rand Avenue Office/Storage.

An introductory presentation was given by Chris Lieb, representative of Lieb Engineering, requesting site plan review of two office facilities and storage space with associated drainage, parking, utilities, and landscaping located northeast of the intersection of Rand Avenue and Equity Drive.

Chairman reported the Public Works Director commented that the common detention pond has not been maintained since it was developed.

Chairman asked for Commission questions or comments and for a motion.

A Motion was made by Mr. Prescott and Seconded by Mr. Kirby to approve Rand Avenue Office/Storage site plan and a waiver to sidewalk requirement. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is site plan review for Sunrise Dermatology.

An introductory presentation was given by David Shumer, representative of Barton & Shumer Engineering, requesting site plan review of a medical facility with associated drainage, parking, utilities, and landscaping located southwest of the intersection of U.S. Highway 90 and County Road 13 and commented this site meets the conditions of an ADEM application.

Chairman asked for Commission questions or comments.

Commissioners discussed a proposed location of a sidewalk.

Mr. Scott commented a traffic impact study should be conducted at this intersection.

Chairman asked for Commission questions or comments and for a motion.

The City of Daphne
Planning Commission Minutes
Regular Meeting of March 22, 2018
Council Chamber, City Hall - 5:00 P.M.

A Motion was made by Mr. Scott and **Seconded** by Mr. Kirby **to approve Sunrise Dermatology site plan.**

The motion was withdrawn.

A Motion was made by Mr. Scott and **Seconded** by Mr. Kirby **to approve Sunrise Dermatology site plan and no waiver to sidewalk requirement. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is an administrative presentation of street acceptance for French Settlement Subdivision, Phase 3.

An introductory presentation was given by Adrienne Jones, Director of Community Development, requesting a recommendation for acceptance of the right-of-way in French Settlement Subdivision, Phase 3 and stated all appropriate documentation has been presented.

Chairman asked for Commission questions or comments and for a motion.

A Motion was made by Mr. Kirby and **Seconded** by Mr. Smith **to send a favorable recommendation to Council to accept the streets in French Settlement Subdivision, Phase 3. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is an administrative presentation of a proposed amendment to the Land Use Ordinance.

Ms. Jones presented revisions to the ordinance for a sidewalk installation bond and maintenance bond.

The agenda item is tabled until the April 26, 2018 meeting for additional consideration.

The next order of business is public participation.

Chairman asked for public participation.

Don Ouellette, 7720 Elizabeth Drive, asked about architectural standards for commercial development. Chairman stated there are none.

Don Ouellette responded the Commission should create an overlay district which has architectural standards which would allow businesses, similar to Waffle House, to only be allowed under certain circumstances.

Mr. Scott commented the ordinance regulates signage. Mr. Kirby stated it does not regulate content.

The next order of business is the attorney's report.

Mr. Hetrick stated no report.

The next order of business is commissioner's comments.

The City of Daphne
Planning Commission Minutes
Regular Meeting of March 22, 2018
Council Chamber, City Hall - 5:00 P.M.

Commissioners discussed Comprehensive Plan and sidewalks.

The next order of business is director's comments.

Ms. Jones presented the following:

- a. City Council Actions:
 1. Approved Oldham (Rife) Vacation of Right-of-Way and Vacation of Easement for Lot 5, Piazza di San Francesco & Tract 2, La Piazza di San Francesco Subdivision on March 19, 2018;
 2. Rescheduled public hearing for WPNVA, L.L.C., Jay-E, L.L.C., John White-Spunner & Chester J. Stephen zoning amendment to May 7, 2018;
- b. The upcoming meeting dates are site preview, April 18 & regular meeting, April 26, 2018;
- c. Outlined approved, permitted and completed projects.

Ms. Jones thanked the Commission for their service.

There being no further business, the meeting was adjourned at 6:13 p.m.

Respectfully submitted by:



Jan Vallecillo, Planning Coordinator

Approved: April 26, 2018



Marybeth Bergin, Chairman