

The City of Daphne
Planning Commission Minutes
Regular Meeting of September 24, 2020
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 5:03 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

James "Bo" White
Phillip Hodgson, Secretary
Andrew Prescott, Vice Chairman
Ron Scott
William "BJ" Eringman, Public Works Deputy Director
Marybeth Bergin, Chairman

Staff Present:

Adrienne Jones, AICP, Director of Community Development
Jan Vallecillo, Planning Coordinator
Patrick Dungan, Attorney
Troy Strunk, Executive Director, City Development
Ashley Campbell, Environmental Programs Manager

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 August 27, 2020. There being none, minutes are approved as submitted.*

The next order of business is final plat review and street acceptance for Jubilee Farms Subdivision, Phase Six.

Ms. Jones presented the approved master plan since City Council's adoption of the PUD modification for removal and rezoning of a single parcel to R-1; and, a map of phases that have been approved, as well as, those that are under construction, and this phase.

An introductory presentation was given by Al Finley, representative of Dewberry, requesting final plat review of Jubilee Farms Subdivision, Phase Six located southeast of Austin Road and Alabama Highway 181.

Chairman stated that we have not had the benefit of a site preview meeting to discuss the outstanding deficiencies.

Chairman asked have they been addressed or encompassed in the performance bond presented. Mr. Finley stated both.

Mr. Eringman stated the remaining public works issue is to flush the storm drain system. Mr. Harbin responded street signs were installed, with the exception of the "road closed" sign and storm drain boxes were cleaned.

The City of Daphne
Planning Commission Minutes
Regular Meeting of September 24, 2020
Council Chamber, City Hall - 5:00 P.M.

Ms. Campbell advised of issues regarding erosion control, sedimentation, stabilization, and wetland buffer issues for this phase, as well as, Phases Seven & Eight.

Mr. Harbin responded the contractor had major impacts on other active construction sites in the area resulting from the hurricane because he cannot begin to address the concerns for approximately a week and a half; topsoil, seed and hay have been installed for temporary stabilization, and the developer has posted a bond for those improvements.

Ms. Campbell outlined her major concerns of sediment in the creek, stabilization of the wetland buffer at the crossing, and noncompliance in adjacent phases. Mr. Harbin advised the contractor concentrated on this phase in preparation of approval of the final plat.

Chairman asked if the issues existed before or after the hurricane. Ms. Campbell responded both.

Mr. Eringman asked the status of Phase Eight. Mr. Harbin responded it was cleared last week, but no construction has begun.

Chairman commented that final plat review and street acceptance are normally presented at separate meetings. Ms. Jones responded that the request for street acceptance is a time saving administrative matter to obtain a recommendation to the City Council, but it will not be forwarded to the City Clerk until such time the appropriate documentation is provided.

Chairman asked for Commission questions or comments and a motion for the associated applications.

A Motion was made by Mr. Scott and Seconded by Mr. Prescott to approve the final plat for Jubilee Farms Subdivision, Phase Six final plat. There was no discussion on the motion. The Motion carried unanimously.

A Motion was made by Mr. Scott and Seconded by Mr. Prescott to set forth a favorable recommendation to the City Council to accept the streets and rights-of-way in Jubilee Farms Subdivision, Phase Six. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is an administrative presentation the MBNEP-ADEM 319 Public Works and Brookhaven Storm Water Facility Restoration Project.

Ms. Campbell stated this is the restoration at Public Works of a non-maintained commercial detention pond with beaver activity sold for nonpayment of property tax. It will encompass the storm water of an existing ditch and two commercial subdivisions, as well as, provides for minimization of native plantings. Mr. Eringman expressed his concern about the location of this project in relation to the transfer station.

Ms. Campbell stated Brookhaven is the restoration of the residential detention pond and will encompass storm water of Brookhaven Subdivision and Trione Park; the area will be sodded and trees planted which will not affect adjacent property owners.

**The City of Daphne
Planning Commission Minutes
Regular Meeting of September 24, 2020
Council Chamber, City Hall - 5:00 P.M.**

Mr. Scott commented about the demonstration project on Well Road and asked about funding for rock. Ms. Campbell stated yes, the rock is in the yard. Mr. Scott also noted that the issue regarding maintenance of the detention ponds has been addressed in the Land Use Ordinance.

The next order of business is the election of officers.

Chairman opened the floor for nominations for Chairman. Mr. Scott nominated Ms. Bergin. The nominations were closed. With no other nominations, Ms. Bergin is Chairman.

Chairman opened the nominations for Vice Chairman. Mr. Hodgson nominated Mr. Prescott. The nominations were closed. With no other nominations, Mr. Prescott is Vice Chairman.

Chairman opened the nominations for Secretary. Ms. Bergin nominated Mr. Hodgson. The nominations were closed. With no other nominations, Mr. Hodgson is Secretary.

The next order of business is public participation.

Chairman asked for public participation.

None presented.

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

Mr. Dungan stated no report and thanked staff for their patience with regard to his response to questions during a trial.

The next order of business is commissioner's comments.

Mr. Eringman and Ron Scott thanked Public Works employees for their dedication and service; Mr. White asked about disaster relief and garbage service resulting from Hurricane Sally. Mr. Eringman stated Public Works has been working overtime for garbage service and advised that Crowder Gulf is handling hurricane debris.

The next order of business is director's comments.

Ms. Jones presented the following:

a. City Council Actions:

Adoption of the ordinances for Forestar "USA" Real Estate Group, Inc. Zoning Amendment and Jubilee Farms PUD Modification on September 8, 2020; City of Daphne Official Zoning Map and annexation of the rights-of-ways for Corte Road, a portion of Austin Road, and realignment of Austin Road on September 21, 2020; and,

b. Site Preview is October 14 and the Regular Meeting is October 22, 2020.

There being no further business, the meeting was adjourned at 5:27 p.m.

The City of Daphne
Planning Commission Minutes
Regular Meeting of September 24, 2020
Council Chamber, City Hall - 5:00 P.M.

Respectfully submitted by:


Jan Vallecillo, Planning Coordinator

Approved: October 22, 2020


Marybeth Bergin, Chairman