

**The City of Daphne
Planning Commission Minutes
Regular Meeting of March 24, 2022
Council Chamber, City Hall - 5:00 P.M.**

Call to Order:

Chairwoman called the regular meeting of the City of Daphne Planning Commission to order at 5:09 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Phillip Hodgson
Adam Manning
Ronnie Huskey
John Peterson
Marybeth Bergin, Chairwoman
Kevin Spriggs
Steve Olen
Andrew Prescott, Vice Chairman

Staff Present:

Adrienne Jones, AICP, Director of Community Development
Jan Vallecillo, Planning Coordinator
Patrick Dungan, Attorney
Troy Strunk, Executive Director, City Development
Josh Newman, City Engineer, excused at 5:35 p.m.
Tim White, Environmental Programs Manager

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

Chairwoman asked for questions, comments or corrections to the minutes ***of the regular meeting of February 24, 2022. There being none, minutes are approved as submitted.***

Chairwoman advised that the applicants for site plan review for the Building Addition to Extra Space Storage, and pre-zoning amendment, annexation and rezoning for KJC Investments, L.L.C. have requested that their applications be tabled until the regular meeting of May 26, 2022.

Chairwoman stated the next order of business is an applicant seeking Planning Commission approval for a convenience store/automobile gasoline station.

Robert Cooke, Atwell, L.L.C. advised that the owner understands and accepts the conditions placed upon the required improvements at the intersection of County Road 13 and Champions Way for CEFCO as discussed by staff and outlined in the traffic impact study provided.

Chairwoman asked for Commission questions or comments. Mr. Olen asked does the owner understand or has he agreed to the imposed requirements for the improvement of the right(s)-of-way. Mr. Newman advised the discussions are in progress.

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Mr. Olen asked was an agreement reached. Mr. Strunk responded no. Ms. Jones advised that a site plan will not be presented until an agreement has been reached.

Mr. Peterson expressed a concern about the well protection area and commented about requiring improvements to achieve the level of service outlined in the traffic impact study.

Mr. Spriggs expressed concern about requiring site improvement to a right-of-way of a commercial development in an area with current traffic issues.

Mr. Peterson asked about detention. Mr. Newman advised that there is an existing detention pond and access easement on the property.

Chairwoman reiterated that the applicant proposes the addition of various turn lane improvements associated with the site plan, but is currently requesting approval of the use. She asked for a motion.

A Motion was made by Mr. Olen Seconded by Mr. Peterson to grant Planning Commission approval granted for the use as a convenience store/gas station for the B-2(a) zoned property, contingent upon the completion of all right-of-way improvements as recommended in the applicant's traffic impact analysis. There was no discussion on the motion. The Motion carried. Mr. Spriggs dissented.

The next order of business is site plan review for RM&C Office Building.

An introductory presentation was given by Austin Lutz, representative of Engineering Design Group, requesting site plan review of an office building with associated parking, drainage, and landscaping located northwest of intersection of County Road 64 and Equity Drive. He stated

Chairwoman asked for Commission questions or comments and advised of staff deficiencies. Mr. Newman stated that his comment was about sidewalks. Mr. Lutz advised a revision to the plans was provided with a sidewalk along Equity Drive.

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

A Motion was made by Mr. Prescott Seconded by Mr. Hodgson to approve RM&C Office Building site plan. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is final plat review for French Settlement Subdivision, Phase 4A.

An introductory presentation was given by Al Finley, representative of Dewberry, requesting final plat review and street acceptance for French Settlement Subdivision, Phase 4A located south of and adjacent to French Settlement Subdivision, northwest of Parker Lane and County Road 13.

Mr. Finley advised that the inspector stated that outstanding deficiencies are being addressed.

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Chairwoman advised of staff concerns about sidewalks, sod and landscaping and the presentation of a financial guarantee for installation.

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

A **Motion** was made by Mr. Hodgson and **Seconded** by Mr. Prescott **to approve French Settlement Subdivision, Phase 4A final subdivision plat. There was no discussion on the motion. The Motion carried unanimously.**

A **Motion** was made by Mr. Peterson and **Seconded** by Mr. Prescott **to set forth a favorable recommendation to the City Council to accept the streets and rights-of-way in French Settlement Subdivision, Phase 4A conditioned upon receipt of the recorded plat for the subdivision. There was no discussion on the motion. The Motion carried unanimously.**

Vice Chairman recused himself from discussion or action on the agenda item.

The next order of business is preliminary/final plat review for Lavender-Baker, a Re-plat of Lot 1, Baker Subdivision, and a 2-lot Subdivision.

An introductory presentation was given by Troy Strunk, Director of Community Development, requesting preliminary/final plat review of a three-lot subdivision consisting of twenty-nine-point six-three acres located northeast of U. S. Highway 98 and Lavender Lane for the purpose of a modification to Lot 1 of Baker Subdivision to create a flag lot, an outparcel to be sold to a third party, and a future ingress and egress easement from Lavender Lane to County Road 64.

Chairwoman asked for Commission questions or comments. Mr. Peterson asks about the creation of a future right-of-way. Mr. Strunk advised ALDOT has plans to close the cross easement on U.S. Highway 98 at Chick-fil-a.

Chairwoman opened the floor to public participation.

Fleetwood Lane, 1410 U.S. Highway 98, expressed his concerns about traffic congestion and requested a connection from Lavender Lane to south for the benefit of the tenants and businesses in Colonial Plaza.

Chairwoman closed public participation and asked for a motion.

A **Motion** was made by Mr. Hodgson and **Seconded** by Mr. Manning **to approve Lavender-Baker, a Re-plat of Lot 1, Baker Subdivision, and a 2-lot Subdivision preliminary/final subdivision plat. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is public participation.

Chairwoman asked for public participation.

None presented.

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

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Mr. Dungan stated no report.

The next order of business is commissioner's comments.

Mr. Olen requested to establish requirements and limitations for site inspections.

The next order of business is director's comments.

Director presented the upcoming meeting dates. Site Preview is April 20, and the Regular Meeting is April 28, 2022. She stated that the Orion Planning + Design has an Envision Daphne presentation tonight at 6 p.m. She advised of the Touch Run in Fairhope on March 25 and Keep Daphne Beautiful Day on April 4, 2022.

There being no further business, the meeting was adjourned at 5:48 p.m.

Respectfully submitted by:



Jan Vallecillo, Planning Coordinator

Approved: April 28, 2022



Andrew Prescott, Vice Chairman