

**The City of Daphne
Planning Commission Minutes
Regular Meeting of August 25, 2022
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 5:01 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

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

Staff Present:

Adrienne Jones, AICP, Director of Community Development
Natasha Miles, Planner
Jan Vallecillo, Planning Coordinator
Jay Ross, Attorney
Troy Strunk, Executive Director, City Development
Joshua Newman, City Engineer
Tim White, 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 July 28, 2022. There being none, minutes are approved as submitted.***

Chairman advised that the applicants for the master plan review and site plan review of 7 Brew Daphne, and preliminary/final plat review of the Resubdivision of Lot 4, Friendship Park, A Resubdivision of Lots 1 and 2, Trione Trace Subdivision have requested that their applications be tabled until the regular meeting of September 22, 2022.

The next order of business is site plan for A Downtown Development - Main Street.

An introductory presentation was given by Andy Bobe, Dewberry, requesting site plan review of a two-story mixed-use building with associated parking, drainage and landscaping located southeast of the intersection of Main Street and Belrose Avenue.

Chairman asked for Commission questions or comments and advised of staff comments. Mr. Newman stated that his comments were minor and have been addressed.

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Chairman advised that there is no public participation for site plan review and asked for a motion.

Ms. Jones advised that participation would be allowed during the public comment section.

A Motion was made by Mr. Olen and **Seconded** by Mr. Huskey **to approve A Downtown Development-Main Street. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is master plan, preliminary/final plat and site plan review for 68 Ventures Trade Offices.

An introductory presentation was given by Paul Marcinko, Jade Consulting, requesting review of the master plan, preliminary/final plat and site plan for 68 Ventures Trade Offices. He presented an overview of a fifty-eight point nine five-acre development consisting of three lots with access to County Road 64 and Friendship Road for the purpose of the construction of general office and warehouse space, associated parking, detention facilities, landscaping and sidewalks.

Chairman advised of staff comments. Mr. Newman stated that his comments were minor and have been addressed.

Chairman asked for Commission questions or comments. He opened the floor to public participation. No one came forth and he closed public participation.

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

A Motion was made by Mr. Hodgson and **Seconded** by Mr. Manning **to approve the master plan for 68 Ventures Trade Offices. There was no discussion on the motion. The Motion carried unanimously.**

A Motion was made by Mr. Hodgson and **Seconded** by Mr. Huskey **to approve 68 Ventures Trade Offices preliminary/final subdivision plat. There was no discussion on the motion. The Motion carried unanimously.**

A Motion was made by Mr. Hodgson and **Seconded** by Mr. Manning **to approve 68 Ventures Trade Offices site plan. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is an administrative presentation of proposed amendments to the Land Use and Development Ordinance.

Mr. Newman stated the proposed amendments are pertinent articles of the Land Use Ordinance with minor modifications submitted for review, discussion and requested action on Article 11, Minimum Standards and Required Improvements for Subdivisions and Commercial Site Developments, and Article 18, Drainage, Storm Water Management Facilities, Erosion and Sediment Control. He provided an overview of revisions.

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

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A **Motion** was made by Mr. Olen and **Seconded** by Mr. Manning **to set forth a favorable recommendation to City Council to amend Article 11, Minimum Standards and Required Improvements for Subdivisions and Commercial Site Developments, and Article 18, Drainage, Storm Water Management Facilities, Erosion and Sediment Control. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is public participation.

Chairman asked for public participation.

Larry Chason, Chason & Earle, 1716 Main Street, stated the City Council dedicated the park to the public in 2004; questioned vacating public property to develop a multi-use building, a municipality having the right to vacate property dedicated as a park without a vote of the public, and the Downtown Redevelopment Authority's right to convey and/or sell the property. Disagrees with the interpretation of the City Attorney regarding the Guntersville Supreme Court Case; requested clarification about a mixed-use development in a B-2 zone, and the location of the offsite parking on Belrose Avenue.

Councilman Ron Scott expressed his concern about the City of Daphne leasing a mixed-use building to Downtown Redevelopment Authority for one dollar per year that could potentially be sold to a commercial enterprise.

Ms. Jones stated that Article XIV, Olde Towne Daphne District of the Land Use and Development Ordinance allows for offsite parking and B-2 allows mixed-use developments.

Mr. Olen advised there is an Alabama Supreme Court Case that states that the City can do that.

Mr. Spriggs commented on allowing public comment during the presentation of a site plan and allowing citizens to speak.

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

Mr. Ross had no report. He advised that he concurred with Mr. Olen's comments about the Alabama Supreme Court Case.

The next order of business is commissioner's comments.

None presented.

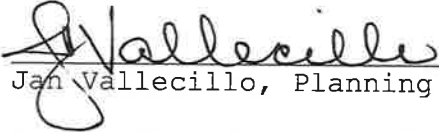
The next order of business is director's comments.

Director presented the upcoming meeting dates. Site Preview is September 14, and the Regular Meeting is September 22, 2022.

There being no further business, the meeting was adjourned at 5:35 p.m.

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Respectfully submitted by:


Jan Vallecillo, Planning Coordinator

Approved: September 22, 2022


Andrew Prescott, Chairman