

The City of Daphne
Planning Commission Minutes
Regular Meeting of January 23, 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:

Ed Kirby
Marybeth Bergin, Chairman
Phillip Hodgson, Secretary (excused @ 5:25 p.m.)
Ron Scott
Andrew Prescott, Vice Chairman
William "BJ" Erlingman, Deputy Public Works Director
Ashley Campbell, Environmental Programs Manager
Jeremy Sasser, Public Works Director

Staff Present:

Adrienne Jones, Director of Community Development
Jan Vallecillo, Planning Coordinator
Jay Ross, Attorney

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 December 19, 2019. There being none, minutes are approved as submitted.**

Chairman asked for questions, comments or corrections to the minutes **of the special called meeting of December 19, 2019. There being none, minutes are approved as submitted.**

The next order of business is site plan review for St. Paul's Episcopal Church Thrift Store Addition.

An introductory presentation was given by David Shumer, representative of Barton & Shumer Engineering, requesting site plan review of an addition to the southern part of the thrift store building with associated parking, drainage, and landscaping located northeast of North Main Street and Harrison Street.

Chairman asked for Commission questions or comments and about staff deficiencies. Public Works Director and Environmental Programs Manager advised that staff deficiencies have been addressed.

Chairman asked about detention. Mr. Shumer responded that detention and first flush have been provided.

Chairman asked for Commission questions or comments and a motion.

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A Motion was made by Mr. Scott and Seconded by Mr. Prescott to approve St. Paul's Episcopal Church Thrift Store Addition site plan. There was no discussion on the motion. The Motion carried unanimously.

An introductory presentation was given by Steve Pumphrey, representative of Dewberry, requesting final plat review of Winged Foot Subdivision, Phase Three located northeast of Edgewood Drive and County Road 64.

Chairman asked for Commission questions or comments and about staff deficiencies. Public Works Director advised that staff deficiencies have been addressed.

Ms. Campbell expressed concern about the disturbance of common areas of Winged Foot Subdivision during construction; she stated the cost of stabilization of the common areas and right-of-way of Winged Foot Subdivision, Phase 2 cannot be included in a performance bond for landscaping in Winged Foot Subdivision, Phase 3.

Bobby Rils, representative of 68 Ventures, stated the area in Winged Foot Subdivision, Phase Two was disturbed by the homebuilder.

Chairman reiterated the issue of the stabilization that is needed is in Winged Foot Subdivision, Phase 2, not Phase 3; that is why it can't be bonded.

Chairman opened the floor to public participation. No one came forth. She closed public participation and asked for a motion.

A Motion was made by Mr. Scott and Seconded by Mr. Hodgson to approve the final plat for Winged Foot Subdivision, Phase Three with the following conditions: no building permits shall be issued in Winged Foot Subdivision, Phase 3 until the developer (A) either permanently stabilizes the common areas in Phase 3, or submits a surety for landscaping; and, (B) the developer shall address the common areas in Phase 2.

The next order of business is preliminary plat review for Jubilee Farms Subdivision, Phase Nine.

An introductory presentation was given by Steve Pumphrey, representative of Dewberry, requesting preliminary plat review of a thirty-one lot subdivision consisting of approximately ten-point seven-four acres located southeast of Alabama Highway 181 and Austin Road.

Chairman asked for Commission questions or comments and about staff deficiencies. Public Works Director advised that staff deficiencies have been addressed.

Chairman asked about wetlands. Ms. Campbell advised that Dewberry presented the wetland determination for Jubilee Farms Subdivision, Phase Eight which covers the impacts in this phase.

Chairman opened the floor to public participation. No one came forth. She closed public participation and asked for a motion.

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A Motion was made by Mr. Prescott and **Seconded** by Mr. Hodgson **to approve Jubilee Farms Subdivision, Phase Nine Preliminary Plat. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is a preliminary plat review of Jubilee Farms Subdivision, Phase Fifteen.

An introductory presentation was given by Steve Pumphrey, representative of Dewberry, requesting preliminary plat review of a thirty-one lot subdivision consisting of approximately eleven-point two-eight acres located southeast of Alabama Highway 181 and Austin Road; he stated this is the odd ball phase with the connection to County Road 54 and is part of the development.

Chairman asked for Commission questions or comments and about staff deficiencies. Public Works Director and Environmental Programs Manager advised that staff deficiencies have been addressed.

Mr. Pumphrey commented that they have applied for a right-of-way permit from Baldwin County and indicated that the buffer is marked in the field.

Ms. Jones advised that the plans are in order.

Chairman opened the floor to public participation. No one came forth. She closed public participation and asked for a motion.

A Motion was made by Mr. Prescott and **Seconded** by Mr. Hodgson **to approve Jubilee Farms Subdivision, Phase Fifteen Preliminary Plat. There was no discussion on the motion. The Motion carried unanimously.**

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. Ross updated Commissioners on the status of pending litigation of the WPVNA zoning amendment, U.S. Highway 98 and Johnson Road and advised of a possible settlement with a B-2(a) designation. Mr. Scott commented on the legal fees and stated the zoning designation of B-2(a) would be appropriate.

The next order of business is commissioner's comments.

Mr. Scott announced the appointment of William "BJ" Eringman and James "Bo" White and advised that their service is valuable to the Planning Commission.

Mr. Hodgson was excused @ 5:25 p.m.


The next order of business is director's comments.

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Ms. Jones presented the upcoming meeting dates. Site Preview is February 19, and the Regular Meeting is February 27, 2020; she congratulated Richard Merchant on his retirement, and Patrick Dungan, for his selection as one of the 40 under 40 of 2019 by Mobile Bay Magazine.

There being no further business, the meeting was adjourned at 5:30 p.m.

Respectfully submitted by:


Jan Vallecillo, Planning Coordinator

Approved: February 27, 2020


Marybeth Bergin, Chairman