

The City of Daphne
Planning Commission Minutes
Regular Meeting of March 25, 2021
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 5:04 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

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

Staff Present:

Troy Strunk, Executive Director, City Development
Jan Vallecillo, Planning Coordinator
Patrick Dungan, 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 February 25, 2021. There being none, minutes are approved as submitted.**

The next order of business is Planning Commission approval, site plan review and request for sidewalk exemption.

An introductory presentation was given by Montchai and Amanda Marino, owners, and Joe Harper, representative of Element 3 Engineering, requesting consideration of a proposed commercial use in a B-2 zone and site plan review of a self-storage facility located southeast of the intersection of County Road 64 and Pollard Road.

Ms. Marino provided an overview of a proposed two-phased, four-building, quiet indoor storage facility consisting of associated drainage, parking, utilities, and landscaping. This will be a low traffic, quiet commercial business located along County Road 64. The site plan revisions include a fifteen-foot buffer and eight-foot privacy fence along the south property line abutting the Palladian of Daphne and improvements to the façade of the first buildings.

Chairman asked for Commission questions or comments.

Mr. Prescott asked about staff comment regarding the landscape islands.

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Mr. Strunk responded there are some islands shown on the landscape plan that do not meet the criteria of the requirements with regard to the separation of parking spaces and landscaped islands at the terminus and advised that issue can be addressed by staff.

Mr. Olen asked about the staff comment about suitable façade along County Road 64. Mr. Strunk advised that staff and the owners are working toward minor modifications to architectural renderings so that the façade of the buildings is suitable with the characteristics of and is in harmony with the neighborhood.

Chairman advised of the agenda items associated with this application which are Planning Commission approval, site plan review, and sidewalk exemption request. She explained that the Commission will hold a public hearing because a storage facility is not allowed by right in a B-2 zone.

Chairman advised of staff's recommendation to align the main access of this development with Winged Foot Subdivision and to limit secondary access to a right in/right out only. Mr. Marino responded that would be a consideration after review to see the effect on the site to ensure the driveways will remain to address traffic concerns and fire safety. Mr. Harper noted that consideration should be given that a storage facility is not a high traffic volume business.

Mr. Spriggs advised that he would not be inclined to approve a sidewalk exemption because of the number of subdivisions, apartment complexes and because this is a high-density developing part of the city.

Mr. Peterson expressed concern about the distance between the first two buildings. Mr. Harper responded that is one-way, thirty-foot drive.

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

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

A Motion was made by Mr. Prescott and Seconded by Mr. Hodgson to grant planning approval of a warehouse and/storage facility in a B-2 zone, contingent upon the presentation of a suitable architectural façade along County Road 64, and the addition of planted islands in the parking lot. There was no discussion on the motion. The Motion carried. Mr. Olen dissented.

Chairman asked for Commission questions or comments and a motion.

A Motion was made by Mr. Spriggs to approve Daphne Secure Storage site plan as presented.

During discussion, Mr. Hodgson asked if the motion should include the conditions outlined by staff. There was no further discussion on the motion.

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A Motion was made by Mr. Spriggs and Seconded by Mr. Prescott *to approve Daphne Secure Storage site plan, contingent upon the alignment of the entrance/exit on County Road 64 with Winged Foot Subdivision and secondary entrance is a right-in/right-out only. The Motion carried. Mr. Olen dissented.*

A Motion was made by Mr. Spriggs and **Seconded** by Mr. Hodgson *to deny the sidewalk exemption. There was no discussion on the motion. The Motion carried unanimously.*

The next order of business is preliminary/final plat review for Ilina Subdivision.

An introductory presentation was given by Thomas Hock, the owner, requesting preliminary/final plat review of a two-lot subdivision consisting of four point seven-seven acres located East of Sedona Drive and County Road 54.

Chairman asked for Commission questions or comments and 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 Ilina preliminary/final subdivision plat. There was no discussion on the motion. The Motion carried unanimously.*

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

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

Chairman asked for Commission questions or comments and asked about staff comments. Mr. Finley advised that outstanding deficiencies have been addressed.

Chairman asked for a motion for the associated applications.

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

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

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

An introductory presentation was given by Al Finley, representative of Dewberry, requesting final plat review of Jubilee Farms Subdivision, Phase Eight located southeast of Austin Road and Alabama Highway 181. He stated this phase is west of Jubilee Farms Subdivision, Phase Seven.

Chairman asked for Commission questions or comments and advised of a revision to Public Works comments requesting final plat approval contingent upon placement of riprap along the toe wall of structure as recommended by the bridge inspector. Mr. Finley responded his client is agreeable to that.

Chairman asked for a motion for the associated applications.

A Motion was made by Mr. Prescott and Seconded by Mr. Olen to approve Jubilee Farms Subdivision, Phase Eight final subdivision plat, contingent upon placement of riprap along the toe wall of bridge structure. There was no discussion on the motion. The Motion carried unanimously.

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

The next order of business is a petition for vacation of easement for Wayne Champeaux and Marcene Lake.

An introductory presentation was given by Wayne Champeaux and Marcene Lake, owners, requesting a vacation of the easement along the common property line to allow for a re-plat of the lots for the construction of an addition to a residential home.

Chairman asked for Commission questions or comments.

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. Olen and Seconded by Mr. Prescott to set forth a favorable recommendation to City Council of the vacation of the easements along the common property line of Lots 91 and 92, Lake Forest Subdivision, Unit 7. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is an administrative presentation of a modification to the PUD Standards for Jubilee Farms Subdivision.

Tucker Dorsey, representative of Forestar "USA" Real Estate Group, Inc., presented an overview of the phases of the development, as well as, the improvements, amenities and walking trails. He also requested consideration of a modification to Jubilee Farms PUD Standards associated with Ordinance 2017-39 for a reduction of the lot sizes of two phases, Twelve and Thirteen, to accommodate the rise in construction costs and the demand for affordable homes.

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Mr. Dorsey stated the number of overall lots remains the same; the increase in the number of lots will be offset by an increase in open space and reduction of impervious area; also, the elimination of the cul-de-sac in Phase Twelve will provide for a more usable space for the detention pond resulting in an improved drainage design.

Chairman opened the floor to public participation. No one came forth. She closed public participation.

Chairman asked for Commission questions or comments and a motion.

Mr. Spriggs commented on the proposed changes in the narrative and stated the effect on the remainder of the development is minimal. He also noted concerns about parking on the right-of-way. Mr. Dorsey advised that is outlined and enforced in the covenants.

Mr. Hodgson commented on the changes.

Mr. Strunk asked if the lot dimensions have changed also. Mr. Dorsey responded that originally there were eighty-nine, seventy-foot lots, and eighty-nine, fifty-two foot lots, and advised that the original master plan was designed based on drainage and topography. The modification provides for fifty-two, fifty-two by one hundred and twenty-five foot lots, and fifty-two, seventy-four by one hundred and forty foot lots.

Mr. Olen asked the number of phases affected in the subdivision. Mr. Dorsey responded two.

Mr. Strunk stated staff would recommend that forty-nine percent of the lots are seventy feet, but not less than that. He noted that this development is an asset to the community and to the city.

Commissioners discussed a proposed twenty-five foot setback for those lots. Ms. Currie recommended a thirty-foot setback with twenty-five feet as the minimum. Mr. Dorsey advised that a reduction in the setback would require further review.

Chairman asked for Commission questions or comments and a motion.

A **Motion** was made by Mr. Peterson and **Seconded** by Mr. Spriggs **to set forth a favorable recommendation to amend the Jubilee Farms PUD Standards as submitted. There was no discussion on the motion. The Motion carried. Mr. Olen dissented.**

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.

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The next order of business is commissioner's comments.

None presented.

The next order of business is director's comments.

Mr. Strunk presented that the Comprehensive Plan Committee released the RFQ for the Comprehensive Plan. He stated staff preparation is preparing an amendment to the Land Use Ordinance for the creation of a DISC Overlay District and a Medical Overlay District. He advised that the RFQ Committee consisted of the Mayor, Planning Commission, City Council members and staff.

Chairman presented the upcoming meeting dates. Site Preview is April 14, and the Regular Meeting is April 22, 2021.

There being no further business, the meeting was adjourned at 6:09 p.m.

Respectfully submitted by:



Jan Vallecillo, Planning Coordinator

Approved: April 22, 2021



Marybeth Bergin, Chairman