

**The City of Daphne
Planning Commission Minutes
Regular Meeting of October 26, 2023
Council Chamber, City Hall - 5:00 P.M.**

Call to Order:

In the absence of Andrew Prescott, the Commission Chairman, John Peterson, the Vice Chairman, presided over the meeting. Mr. Peterson called the regular meeting of the City of Daphne Planning Commission to order at 5:00 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Kevin Spriggs, Secretary
Ronnie Huskey
John Peterson, Vice Chairman, presiding officer
Richard Johnson
Steve Olen
Nathan Jones

Staff Present:

Adrienne Jones, AICP, Director of Community Development
Jan Vallecillo, Planning Coordinator
Patrick Dungan, Attorney
Troy Strunk, Executive Director, City Development
Joshua Newman, City Engineer

The Vice Chairman asked for input regarding the September 28, 2023 regular meeting minutes presented by staff. There being none, minutes stand approved as submitted.

The Vice Chairman called for the next order of business: No Off Season Site Plan Review.

An introductory presentation was given by the owners, Gavin Willisson and Brannon Willisson. They summarized the proposed site plan as presented on the meeting agenda and commented on the evolution of the development of training services and the growth of the facility and the desire to expand. With the presentation of a site plan, a traffic impact study was required which stated that the expansion of this business would be of a low impact and that no traffic mitigations are warranted, but were advised by staff that improvements are required to the intersection of County Road 64 and Friendship Road.

Mr. Olen asked the owners whether they will financially contribute to traffic improvements at the intersection of County Road 64 and Friendship Road. Gavin Willisson stated once the other businesses along Friendship Road participate, then they will be happy to contribute.

Mr. Olen said that staff advised him of the owner's willingness to contribute a percentage of the cost of the improvements based on an estimate that the owner provided and asked what the proposed contribution would be. Gavin Willisson responded four-point five percent of three hundred thousand dollars.

**The City of Daphne
Planning Commission Minutes
Regular Meeting of October 26, 2023
Council Chamber, City Hall - 5:00 P.M.**

Mr. Olen stated that he had been informed by staff that their agreement was to contribute ten percent of three hundred and fifty-thousand dollars. Gavin Willisson said they changed their decision from ten percent after the meeting to four-point five percent of the total cost and expressed sentiments that the cost of the traffic study should be discounted from the cost of road improvements.

Mrs. Jones verified that the original agreement presented by the owners was ten percent of the cost of road improvements. She also said that staff would be willing to present to the Planning Commission a reconsideration of the financial contribution based upon future site plan or subdivision developments that would also warrant improvements to the intersection prior to the issuance of the Certificate of Occupancy.

The Vice Chairman questioned staff comments. Mr. Newman advised that his comments have been addressed, except for those outlined in the updated traffic impact study.

The Vice Chairman stated with regard to the traffic impact study that no improvements are proposed to their existing entrance on Friendship Road, but improvements are required at the intersection of County Road 64 and Friendship Road. Mr. Newman confirmed Mr. Peterson's statement.

Mr. Johnson quoted the Land Use Ordinance saying, "If a traffic impact study is required and there are warrants, then the warrants shall be a condition of the approval".

Mr. Spriggs commented that it is unfair to place the burden of a public improvement on one business, and that the owners should only be responsible for an access to their business.

Hearing no further comments from the Commissioners, the Vice Chairman called for a motion.

A motion was made by Mr. Spriggs to approve No Off Season site plan without a contribution to improve the intersection at County Road 64 and Friendship Road. The motion failed due to the lack of a second.

A motion was made by Mr. Peterson and seconded by Mr. Olen to approve No Off Season site plan with a condition that the owner shall contribute ten percent of the estimated cost of the three hundred and fifty-thousand dollar intersection improvements at County Road 64 and Friendship Road. There was no discussion on the motion. The Motion carried with four in favor and two opposed. Mr. Peterson and Mr. Spriggs voted nay.

The Vice Chairman called for the next order of business: The Reserve at Plantation Hills, Phases 1 and 2, Preliminary Subdivision Plat Reviews.

An introductory presentation was given by the agent, Cathy Barnette. She summarized the proposed subdivisions as presented on the meeting agenda and stated both phases were approved approximately two years ago, with the same zoning and lot layout.

**The City of Daphne
Planning Commission Minutes
Regular Meeting of October 26, 2023
Council Chamber, City Hall - 5:00 P.M.**

Mrs. Barnette stated that storm water detention consists of infiltration trenches in the first phase, detention ponds in the second phase and will tie into the existing sanitary sewer with no impact to the wetlands.

Mr. Johnson asked whether these phases have a separate property owners association from the adjacent subdivision. Mrs. Barnette stated yes.

The Vice Chairman asked about the sanitary sewer system. Mrs. Barnette stated it is a low-pressure system and ties into a force main.

Mr. Johnson suggested that sanitary sewer should be added to the master plan review criteria and since these applications were presented and approved they should be allowed to move forward with the proposed design.

The Vice Chairman asked for staff comments. Mr. Newman advised that his staff comments have been addressed.

The Vice Chairman opened the floor for public hearing. The floor was closed after no one came forward to speak.

Hearing no further comments from the commissioners, the Vice Chairman called for a motion.

A motion was made by Mr. Spriggs and seconded by Mr. Johnson to approve The Reserve at Plantation Hills, Phase 1, preliminary subdivision plat. There was no discussion. The motion carried unanimously.

A motion was made by Mr. Spriggs and seconded by Mr. Jones to approve The Reserve at Plantation Hills, Phase 2, preliminary subdivision plat. There was no discussion. The motion carried unanimously.

The Vice Chairman called for the next order of business: Proposed Amendments to the Land Use and Development Ordinance.

Mrs. Jones provided an overview of the proposed amendments to the Land Use and Development Ordinance and noted modifications discussed at the site preview meeting presented for review and discussion.

The Vice Chairman recommended that a master plan include a reference to the type of sanitary sewer proposed. Mrs. Jones agreed to add this to the recommendations as will be presented to the City Clerk's office.

Hearing no comments from the commissioners, the Vice Chairman called for a motion.

A motion was made by Mr. Olen and seconded by Mr. Johnson to set forth a favorable recommendation to the City Council to amend Article 8, Article 11, Article 13, Article 15, Article 17, Article 18, Article 21, Article 30, and Article 34, of the Land Use Ordinance as presented. There was no discussion on the motion. The motion carried unanimously.

The Vice Chairman called for the next order of business: The Official Zoning Map and Official Street Map Update.

**The City of Daphne
Planning Commission Minutes
Regular Meeting of October 26, 2023
Council Chamber, City Hall - 5:00 P.M.**

Mrs. Jones provided a list of amendments to codify the Official Zoning Map and Official Street Map from June 1, 2021 through October 31, 2023 and noted that they include all modifications resulting from changes to zoning, annexations, street acceptances and subdivisions.

Hearing no comments from the commissioners, the Vice Chairman called for a motion.

A motion was made by Mr. Jones and seconded by Mr. Spriggs to set forth a favorable recommendation to City Council to amend the Official Zoning Map and Official Street Map. There was no discussion on the motion. The motion carried unanimously.

The Vice Chairman called for the next order of business: public participation.

The Vice Chairman opened the floor for public participation. The floor was closed after no one came forward to speak.

The Vice Chairman called for the next order of business: attorney's report.

Mr. Dungan had no report.

The Vice Chairman called for the next order of business: commissioner's comments.

Mr. Spriggs commented that it is unfair to place the burden of a public improvement on a private development in our community. The Vice Chairman recommended developing language that specifically defines the level of participation necessary for a development when off-site improvements are warranted by a traffic impact study. Mr. Johnson reiterated the Land Use and Development Ordinance regarding the requirement for traffic impacts. The Commissioners generally agreed that future discussions and amendment are warranted.

The Vice Chairman called for the next order of business: director's comments.

Director presented the upcoming meeting dates: Site Preview is November 8, and the Regular Meeting is November 16, 2023. She thanked the Commissioners for their attendance at the Envision Daphne 2042 presentation on October 4, and advised that another presentation will be given at the City Council Work Session on November 13, 2023.

There being no further business, the meeting was adjourned at 6:00 p.m.

Respectfully submitted by:


Jan Vallecillo, Planning Coordinator

The City of Daphne
Planning Commission Minutes
Regular Meeting of October 26, 2023
Council Chamber, City Hall - 5:00 P.M.

Approved: November 16, 2023



Andrew Prescott, Chairman