

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF JULY 28, 2020**

COMMISSION PRESENT:

Chairman Steiskal, Commissioner Vakakes, Commissioner Guthrie, Commissioner Long, Commissioner Malone, Commissioner Young, Commissioner Harris, Commissioner Eubank, Commissioner Eberlein

COMMISSION ABSENT:

None

STAFF PRESENT:

Lee Jones, Director of Community Development & Planning; Zoning Administrator Andy Bauer, Planner, Jennifer Watkins; Secretary, Mell Davis; City Engineer, Mark Acreman; Fire Marshall, George Surry

CALL TO ORDER:

Chairman Steiskal called the meeting to order at 4:00 p.m.

ROLL CALL:

The secretary called the roll.

APPROVAL OF MINUTES: Regular Meeting of June 23, 2020

Commissioner Vakakes made a motion to approve the minutes from June 23, 2020 and was seconded by Commissioner Harris. The minutes were approved 9-0.

ITEMS FOR DEFFERAL OR WITHDRAWAL:

None

PUBLIC HEARINGS:

A. ZTA20-01 Savings Clause

The City of Gulf Shores seeks to amend Article 13-4 and any other affected Articles of the Zoning Ordinance, to add a "Savings Clause" applicable to certain nonconforming condominiums in the Beach Area and to amend the "Valuation of a Structure" section.

Commissioners discussed if the amount of time given, 2 years, to condominium owners to obtain site plan approval and building permits to rebuild was enough time.

Chairman Steiskal opened the public hearing at 4:24 p.m.

Resident David Swiger asked if this savings clause could extend to damaged single family homes along the beach, not just condominiums. Commissioner Harris stated that there is a different savings clause that pertains to homes.

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Chairman Steiskal closed the Public Hearing at 4:30 p.m.

Commissioner Malone made the motion to approve the amendment to Article 13-4 Repair or Reconstruction of Nonconforming Structures with a 5 year deadline from the day the damage occurred to obtain building permits. Commissioner Vakakes seconded the motion and it passed 9-0.

B. ZTA20-05 BG Zoning Amendment

The City of Gulf Shores seeks to amend the BG (General Business) Zoning District to allow Employment Dormitories and Multi-Family land uses by Conditional Use Permit (CUP)

Commissioners discussed this traffic & road impacts, said this amendment will help infrastructure planning.

Chairman Steiskal opened the public hearing at 4:54 p.m.

There was no public comment

Chairman Steiskal opened the public hearing at 4:55 p.m.

Commissioner Harris made the motion to approve ZTA20-05 as presented. The motion was seconded by Commissioner Eberlein and passed 9-0.

SITE PLANS:

A. ZA20-000021 Bayou Sunrise

The applicant seeks Site Plan approval for a 17 unit, 2 story condominium development to be located at 840 Gulf Shores Parkway.

Commissioners asked if there were any issues related to ingress/egress to the development from Gulf Shores Parkway. Staff reported that the issues have been resolved and the AL Dept. of Transportation had issued a turnout permit for the project.

Commissioner Eberlein made the motion to approve with the staff recommendations, including note indicating all buildings will be fire sprinklered and the fire hydrant shall be moved to a location that allows fire operations without blocking the road. Commissioner Vakakes seconded and the motion passed 8-0 with Commissioner Malone abstaining.

HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:

None

OTHER BUSINESS:

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Due to the municipal elections on Tuesday, August 25th the August Planning Commission meeting will be held on Thursday, August 27, 2020.

COMMUNICATIONS FROM STAFF:

City Engineer, Mark Acreman, stated that the West Lagoon multi-use trail was near completion along the Sportsplex shade structures. More road paving going on near beach and Rec Center locker-room updates are complete.

COMMUNICATIONS FROM COMMISSION:

None

ADJOURN:

There being no further business to come before the Commission, Chairman Steiskal adjourned the meeting at 5:15 p.m.



Secretary, Mell Davis



Chairman, Bob Steiskal

Date