

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF MAY 24, 2022**

COMMISSION PRESENT:

Commissioner Steiskal, Commissioner Vakakes, Commissioner Franklin, Commissioner Malone, Commissioner Eubank, Commissioner Young, Commissioner Guthrie,

COMMISSION ABSENT: Commissioner Long, Commissioner Harris

STAFF PRESENT:

Director of Planning & Community Development Lee Jones; Planner Jennifer Watkins; Secretary Mell Davis, City Engineer, Mark Acreman; Fire Marshal, George Surry

CALL TO ORDER:

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

ROLL CALL:

Secretary Mell Davis called the roll.

APPROVAL OF MINUTES: Regular Meeting of April 26, 2022.

Commissioner Vakakes made a motion to approve the minutes from April 26, 2022; the motion was seconded by Commissioner Young. The motion was approved 7-0.

ITEMS FOR DEFFERAL OR WITHDRAWAL:

- A. ZA22-000021 CEFCO Gas Station**
- B. ZA22-000030 Sunset Point Final Subdivision Plat**

Commissioner Malone made the motion to defer ZA22-000021, CEFCO Commercial Site Plan and ZA22- 000030, Sunset Point Final Subdivision Plat to the June 28th Planning Commission Meeting. Commissioner Guthrie seconded the motion, it was approved 7-0.

PUBLIC HEARINGS:

- A. ZA22-000018 Osprey Landing Phase 3 Preliminary Subdivision Plat Extension**
The applicant seeks a one year Preliminary Subdivision Plat extension for Phase 3 of Osprey Landing Subdivision.

Chairman Steiskal opened the Public Hearing.

Several residents complained about construction traffic, damage to sidewalks and loud construction noise.

Chairman Steiskal closed the Public Hearing

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Commissioner Vakakes made the motion to approve ZA22-000018 Osprey Landing Phase 3 Preliminary Subdivision Plat, Commissioner Malone seconded and the motion passed 7-0.

B. ZA22-000026 Aventura Phase 3 Final Subdivision Plat

Applicant seeks final Subdivision Plat for a 91 lot, single family residential subdivision

Chairman Steiskal opened the Public Hearing

There were no public comments.

Chairman Steiskal closed the Public Hearing.

Commissioner Franklin made the motion to approve ZA22-000026 Aventura Phase 3 Final Subdivision Plat. Commissioner Vakakes seconded the motion, it passed 6-0 with Commissioner Malone recusing.

C. ZA22-000027 Waterway Wines Site Plan/Conditional Use Permit

Applicant seeks Site Plan/CUP approval for a mixed use development consisting of a retail wine store, wine tasting room/limited restaurant and 4 multifamily dwelling units. The property is located at 2301 East 2nd Street.

Chairman Steiskal opened the Public Hearing.

There were no public comments.

Chairman Steiskal closed the Public Hearing.

Commissioner Young moved to approve ZA22-000027 Waterway Wines Site Plan/CUP Permit with Commissioner Guthrie seconded the motion, it was approved 7-0.

D. ZA22-000029 Callaway North Final Subdivision Plat

Applicant seeks Final Subdivision Plat for a 37 lot, single family residential subdivision.

Chairman Steiskal opened the Public Hearing.

There were no public comments.

Chairman Steiskal closed the Public Hearing.

Commissioner Guthrie made the motion to approve ZA22-000029 Callaway North Final Subdivision Plat with Commissioner Franklin seconding the motion, it was approved 7-0.

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SITE PLANS:

A. ZA22-000025 Soltis Furniture Company

Applicant requests to construct a 2,880sf building at 5686 Dee Street.

Commissioner Young made the motion to approve ZA22-000025 Soltis Furniture Company Site Plan. Commissioner Eubank seconding the motion and it passed 6-0 with Commissioner Steiskal recusing.

B. ZA22-000033 Laguna Cove City Park

The City of Gulf Shores seeks Site Plan approval for a new City park called Laguna Cove. The park will feature walking paths, pavilions, a kayak launch, limited parking and natural resource and habitat conservation. The park will be located at the west end of West Beach Boulevard.

Commissioner Young made the motion to approve ZA22-000033, Laguna Cove City Park Site Plan, Commissioner Vakakes seconded and it passed 7-0.

HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:

None

OTHER BUSINESS:

None

COMMUNICATIONS FROM STAFF:

None

COMMUNICATIONS FROM COMMISSION:

ADJOURN:

There being no further business to come before the Commission, Chairman Steiskal adjourned the meeting at 5:37 p.m.

Chairman, Bob Steiskal

Secretary, Mell Davis

Date