

**MINUTES OF THE PLANNING COMMISSION  
CITY OF GULF SHORES, ALABAMA  
REGULAR MEETING OF OCTOBER 26, 2021**

**COMMISSION PRESENT:**

Commissioner Steiskal, Commissioner Guthrie, Commissioner M. Young, Commissioner Malone, Commissioner Long, Commissioner Vakakes, Commissioner Harris, Commissioner F. Young

**COMMISSION ABSENT:** Commissioner Eubank

**STAFF PRESENT:**

Director of Planning & Community Development Lee Jones; Zoning Administrator Andy Bauer; 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 September 28, 2021.**

Commissioner Vakakes made a motion to approve the minutes from August 24, 2021; the motion was seconded by Commissioner Harris. The motion was approved 7-0 with Commissioner Long abstaining.

**PLANNING COMMISSION MEMBER JIM EBERLEIN RECOGNITION**

The Planning Commission recognized Jim Eberlein for his 13 years of service on the Planning Commission.

**ITEMS FOR DEFFERAL OR WITHDRAWAL:**

**A. ZA21-000065 County Road 6 Multi Family Annexation & Pre-Zone.**

Commissioner Long made the motion to defer ZA21-000065m County Road 6 Multi Family Annexation and Pre-Zone to the November 16<sup>th</sup> Regular Planning Commission meeting. Commissioner F. Young seconded the motion, it passed 8-0.

**PUBLIC HEARINGS:**

**A. ZA21-000064 Re-Subdivision of Lot 2 Shajulu Place- Final Plat**

The applicant seeks Final Plat approval for the ReSubdivision of Lot 2 Shajulu Place. The subject property is 0.97 acres. The purpose of the proposed subdivision is to subdivide 1 lot

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into 2 lots for Multi-family Use. The property is located at the southwest corner of Cotton Creek Drive and Geno Road.

Chairman Steiskal opened the public hearing.

There were no public comments.

Chairman Steiskal closed the public hearing.

Commissioner Malone made the motion to approve ZA21-000064 Re-Subdivision of Lot 2 Shajulu Place- Final Plat, Commissioner M. Young seconded the motion; it was approved 8-0 with the following conditions:

1. Approve the applicant's request to waive the Subdivision Regulations' requirement for Covenants and Restrictions to be submitted.
2. The applicant shall pay the sidewalk fee of \$8,040.00 prior to plat recordation.

**B. ZA21-000062 Island Villas Conditional Use Permit (CUP)/Site Plan**

The applicant seeks Conditional Use Permit (CUP)/Site Plan approval to change an existing 16-unit multifamily complex from long-term rental to short-term vacation rentals. The property is located at 325 East 22nd Avenue.

Commissioners discussed amount of parking spaces, size of units and landscape renovations.

Chairman Steiskal opened the public hearing.

Several residents spoke about concerns with short term rental use, traffic, on street parking and securing the pool to prevent accidental drownings.

Chairman Steiskal closed the public hearing.

Commissioner Harris made the motion to approve ZA21-000062 Island Villas Conditional Use Permit (CUP)/Site Plan with the following conditions:

1. A detail of the tree protection devices shall be provided on the landscape plans prior to the City Council public hearing.
2. The applicant shall pay a \$9,600 sidewalk fee prior to the issuance of any future permits.
3. The existing dumpster shall be screened in accordance with the Zoning Ordinance Regulations.

Commissioner F. Young seconded the motion, the motion passed 7-0 with Commissioner Malone recusing.

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**SITE PLANS:**

**A. ZA21-000061 Surf Style Indoor Storage Phase 2**

The applicant requests to construct Phase 2 of Surf Style Indoor Storage at 19782 West 36th Avenue. The subject lot is 194,912sf (4.47 acres) and is zoned Arterial Business (BA).

Commissioners discussed parking, landscape buffering and drainage.

Commissioner F. Young made the motion to approve ZA21-000061 Surf Style Indoor Storage Phase 2 Site Plan with the following conditions:

1. The sidewalk fee for \$4,568.00 shall be paid prior to the issuance of a building permit.
2. Planning Commission approves the waiver request to reduce the 22ft buffer along the north property line near the existing building foundation to 19.72ft.
3. Any dead landscape material within Phase 1 shall be replaced during the installation of required landscaping in Phase 2.

Commissioner Harris seconded, the motion passed 8-0.

**B. ZA21-000063 The Villas at Peninsula Site Plan**

Applicant seeks Site Plan approval to develop a 34-unit single family and townhouse development on Parcel M of the Peninsula PUD. Parcel M is a 6.88 acre property located directly west of the eastern entrance to The Peninsula Golf and Racquet Club.

Commissioners discussed construction access, parking and landscaping.

Commissioner Long made the motion to approve ZA21-000063, The Villas at Peninsula Site Plan with the following conditions:

1. A final plat to shift the northern property line as proposed on the site plan shall be recoded prior to the issuance of a Building Permit.
2. The Planning Commission approves a reduction of the 50ft buffer along the south and west property lines to a Class B buffer as required by the Zoning Ordinance.
3. Fire Marshal Comments. One additional fire hydrant shall be provided.

Commissioner Vakakes seconded the motion, it passed 8-0.

**HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:**

None

**OTHER BUSINESS:**

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Commissioner F. Young made the motion to nominate Bob Steiskal & Pete Vakakes to serve as Chairman and Vice Chairman of the Gulf Shores Planning Commission for the next year. Commissioner M. Young seconded the motion and it passed 6-0.

**COMMUNICATIONS FROM STAFF:**

**None**

**COMMUNICATIONS FROM COMMISSION:**

Commissioner Guthrie asked questions about the short term rental regulations and asked who to contact in order to repair the basketball hoop at Meyer Park.

**ADJOURN:**

There being no further business to come before the Commission, Chairman Steiskal adjourned the meeting at 5:35 p.m.

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**Chairman, Bob Steiskal**

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**Secretary, Mell Davis**

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**Date**