

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

**COMMISSION PRESENT:**

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

**COMMISSION ABSENT:**

Commissioner Eubank

**STAFF PRESENT:**

Lee Jones, Director of Community Development & Planning; Zoning Administrator Andy Bauer; Planner Jennifer Watkins; 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:**

Mell Davis called the roll.

**APPROVAL OF MINUTES: Regular Meeting of November 17, 2020**

Commissioner Vakakes made a motion to approve the minutes from December 15, 2020 and was seconded by Commissioner M. Young. The minutes were approved 7-0 with Commissioner Long abstaining.

**ITEMS FOR DEFFERAL OR WITHDRAWAL:**

**PUBLIC HEARINGS:**

**A. ZA21-000002 Osprey Landing Subdivision – Final Plat**

The applicant seeks to Final Plat approval in order to subdivide 9.19 acres into 25 lots. The subdivision is proposed to be Phase 2 of Osprey Landing Subdivision. Osprey Landing Subdivision is located on the south side of Coastal Gateway Blvd.

Chairman Steiskal opened the public hearing.

Ercil Godwin, applicant, said that they had no issues with the conditions attached to this request.

Chairman Steiskal closed the public hearing.

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Commissioner F. Young made the motion to approve ZA21-000002, Osprey Landing Phase 2 Final Plat with conditions; Commissioner Harris seconded the motion and was approved 8-0.

The conditions of approval are as follows:

1. An engineering plan shall be submitted to the Planning Commission upon request of release of the financial guarantee of performance by the applicant.
2. Prior to release of the financial guarantee of performance the design engineer and/or his designee shall perform inspections in accordance with Section 5-2 C., *Inspection Requirements*, of Subdivision Regulations.
3. Inspections and tests reports from each affected utility company (water, sewer, electric, natural gas, and cable/internet and refuse provider) to ensure conformance with all applicable regulations shall be submitted prior to the release of the performance surety.
4. The extension of Summerset Drive proposed in Phase 4 shall loop around and connect to the cul-de-sac proposed in Phase 3A of Osprey Landing.
5. A one foot pedestrian easement shall be provided for the one foot of sidewalk located on private property.
6. Subdivision plat shall reference the recordation number of the Osprey Landing Covenants and Restrictions.

**B. ZTA20-03 Article 17-5 Board of Zoning Adjustment- Zoning Text Amendment**

At the recommendation of the Board of Zoning Adjustment, City staff proposes to modify the Article 17-5, Appeals, E. *Effect of Variance*, to allow an applicant one (1) year to act on an approved variance.

Chairman Steiskal opened the public hearing.

There were no public comments.

Chairman Steiskal closed the public hearing.

Commissioner Malone made the motion to approve ZTA20-03, Article 17-5 Board Zoning Adjustment Zoning Text Amendment with a second from Commissioner M. Young; the motion passed 8-0.

**C. SDR20-01 Replace Public Works Director with City Engineer- Subdivision Regulation Amendment**

The City of Gulf Shores proposes to amend the Subdivision Regulations to replace all references to Public Works Director and Director of Public Works with City Engineer.

Chairman Steiskal opened the public hearing.

There were no public comments.

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Chairman Steiskal closed the Public Hearing.

Commissioner Vakakes made the motion to approve SDR20-01, Replace Public Works Director with City Engineer- Subdivision Regulation Amendment; Commissioner F. Young seconded the motion and was approved 8-0.

**SITE PLANS:**

**A. ZA21-000004 Del Carter Building North- Site Plan Review**

The applicant requests to construct a 4,297 sf building at 3877 Gulf Shores Parkway. The subject lot is 2.71 acres and is zoned Arterial Business (BA).

Commissioners discussed the driveway and connectivity to the south of the site.

Commissioner Malone made the motion to approve ZA21-000004, Del Carter North Building Site Plan with conditions. The motion was seconded by Commissioner Vakakes and was approved 8-0.

The conditions of approval are as follows:

1. Planning Commission approve the applicant's request for all metal façade along the rear of the building.
2. During the course of land disturbance or construction on the subject parcel, any damages made to existing parking spaces, drainage areas, landscaping, etc. will be required to be replaced or repaired.
3. The applicant will move the air conditioning equipment so that it does not encroach into the Landward Drive right-of-way as well as the existing portions of the slab within the right-of-way.

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

City of Gulf Shores City Administrator Steve Griffin thanked the members of the Planning Commission for their hard work and service.

**OTHER BUSINESS:**

None

**COMMUNICATIONS FROM STAFF:**

A. ZA20-000047 Cottages at Craft Farms PUD Amendment – Community Development Director Lee Jones, advised the Commission this application had been withdrawn by the applicant.

Community Development Director, Lee Jones, brought the commissioners up to date on a current lawsuit with the developer of The Village at Craft Farms Subdivision. Mr. Jones indicated a settlement agreement was pending and if settled there would be a need for a Special Planning Commission meeting on the application.

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City Engineer, Mark Acreman, updated the commissioners on 2 upcoming public involvement meetings in February regarding Waterway Village District multi-modal grant and the BUILD Grant projects.

Chairman Steiskal updated the Commission on the recent City Council action on the Raley Farms Rezoning application and the Zoning Text Amendment to allow food trucks.

Secretary Mell Davis reminded the commissioners of CAPZO training on Friday, January 29.

**COMMUNICATIONS FROM COMMISSION:**

None

**ADJOURN:**

There being no further business to come before the Commission, Chairman Steiskal adjourned the meeting at 4:40pm

  
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Secretary, Mell Davis

  
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Date

  
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Chairman, Bob Steiskal