

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

COMMISSION PRESENT:

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

COMMISSION ABSENT:

None

STAFF PRESENT:

Zoning Administrator Andy Bauer, Planner, Jennifer Watkins; Secretary, Mell Davis; Public Works Director, 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 December 17, 2019

Commissioner Vakakes made a motion to approve the minutes from December 17, 2019 and was seconded by Commissioner Harris. The vote was approved 6-0 with Commissioners Malone & Long abstaining.

ITEMS FOR DEFFERAL OR WITHDRAWAL:

None

PUBLIC HEARINGS:

A. ZA19-000061: Gulf Shores Medical Park Subdivision

The applicant asked to subdivide a parcel into 11.48 acres.

Chairman Steiskal opened the public hearing at 4:08 p.m.

No public comment given.

Chairman Malone made the motion to approve ZA19-000061 with a second by Commissioner Vakakes. The motion passed 9-0.

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B. ZA19-000060: Gulf Shores Medical Park Rezoning

The applicant asked to rezone the property from IND Industrial to BA Arterial Business.

Chairman Steiskal opened the public hearing at 4:18 p.m.

Commissioner Vakakes made the motion to approve ZA19-000060; it was seconded by Commissioner Malone and passed 9-0.

C. ZA19-000071: Bon Secour Village PUD Amendment

The applicant asked to amend the PUD Master Plan to increase the number of lots in the western portion of Bon Secour Village from 21 to 28 lots.

Commissioners asked staff questions regarding front, back and side yard setbacks; if a fence was required along the western property line and if the open space requirements were being met.

Commissioner Steiskal opened the public hearing at 4:39 p.m.

Residents of Bon Secour Village expressed concern for amenities not being enough for additional houses, subdivision traffic and emergency vehicle access on narrow streets.

Commissioner Phil Harris made the motion to approve the PUD Amendment with the addition of 2 conditions; 1. Separate construction entrance created and 2. The cul de sac shall not connect to the existing alley way of lots 1-9. Commissioner Eberlein seconded and the motion passed 8-0 with Commissioner Malone abstaining.

D. ZA19-000070: Retreat at Bon Secour Preliminary Plat

The applicant requested to table the public hearing to March 24, 2020 Planning Commission meeting.

Commissioner Vakakes made the motion to table the request until the March 24, 2020 Planning Commission meeting, it was seconded by Commissioner Harris and was passed with an 8-0 vote with Commissioner Malone abstaining.

HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:

None

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OTHER BUSINESS:

A. ZA18-000009: Village at Craft Farms Preliminary Plat Extension

Commissioner Eberlein made the motion to approve the extension for ZA18-000009, Commissioner Vakakes seconded and the motion passed 9-0.

B. ZA18-000021: Osprey Landing, Phase 2 Preliminary Plat Extension

Commissioner Harris made the motion to approve the extension for ZA18-000021, Commissioner Young seconded and the motion passed 9-0.

COMMUNICATIONS FROM STAFF:

None

COMMUNICATIONS FROM COMMISSION:

None

ADJOURN:

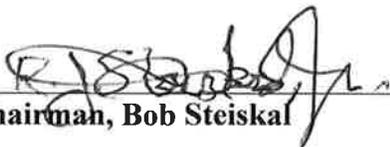
There being no further business to come before the Commission, Chairman Steiskal adjourned the meeting at 6:05 p.m.



Secretary, Mell Davis



Date



Chairman, Bob Steiskal