

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF APRIL 25, 2023**

COMMISSION PRESENT:

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

COMMISSION ABSENT:

Commissioner Vakakes

STAFF PRESENT:

Director of Planning & Community Development Lee Jones; Planning Manager Jay Dickson; 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 March 28, 2023.

Commissioner Harris made a motion to approve the minutes from March 28, 2023; the motion was seconded by Commissioner Young. The motion was approved 7-0.

ITEMS FOR DEFFERAL OR WITHDRAWAL:

A. ZA23-000007: 324 East 24th Avenue- Site Plan/Conditional Use Permit (CUP)

PUBLIC HEARINGS:

A. ZTA23-02: Article 11-22 *Condotels*- Zoning Text Amendment

Request: The City proposes to replace the condotel regulations with standards that reflect the goals of the City's Land Use Plan

Chairman Steiskal opened the Public Hearing.

Several residents asked questions about how the proposed amendment affected small parcels of land and had questions about development financing.

Chairman Steiskal closed the Public Hearing.

Commissioner Harris made the motion to approve ZTA23-02, with the condition to keep the current regulations for *Condotels* and add the new *Mixed-use Condominium* regulations to the applicable sections of the Zoning ordinance. Commissioner Young seconded; the motion passed 7-0.

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF APRIL 25, 2023**

SITE PLANS:

A. ZA23-000014: Legendary Marina Stock Pile Area

Request: Applicant seeks Site Plan Approval for a stockpile area associated with the construction of a marina basin at Legendary Marine.

Commissioner Young made the motion to approve ZA23-000014, Legendary Marina Stock Pile Area Site Plan. Commissioner Franklin seconded, the motion passed 7-0.

B. ZA23-000015: East Beach Cottages

Request: Applicant requests to construct a 6-lot Cottage Subdivision on 4.1 acres.

Commissioner Franklin made the motion to approve ZA23-000015, East Beach Cottages Site Plan. Commissioner Guthrie seconded, the motion passed 6-0 with Commissioner Young recusing. The motion contained the following conditions:

1. No trash containers will be allowed to be placed along East Beach Boulevard or East 1st Avenue for servicing.
2. Approval of the following modifications:
 - a. Article 11-11.J. to allow the applicant to obtain building permits prior to the completion of common area infrastructure and recordation of the plat.
 - b. Article 12-3. to allow the applicant to reduce the required perimeter landscape along the east property line, abutting the entrance drive, from 5ft to 2.5ft.
3. The applicant shall pay a sidewalk fee for East 1st Avenue in an amount of \$1,995.00 prior to the issuance of a Building Permit.
4. The Site Plan and Subdivision Plat shall be revised to show the Baldwin County 911 approved street name of Bentley Bay Lane in place of Point Lane.

HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:

None

PUBLIC PROJECTS:

OTHER BUSINESS:

Commissioner Young asked a question about the permissibility of piers within the North Lagoon Estates Subdivision.

COMMUNICATIONS FROM STAFF:

City Engineer, Mark Acreman provided updates on FEMA approval of beach restoration project, Fort Morgan Road & West 2nd Street traffic light, Waterway East Blvd extension, 2023 Street resurfacing project, and the lane addition to State Highway 59 lane addition- all moving forward according to plans.


COMMUNICATIONS FROM COMMISSION:

None

MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF APRIL 25, 2023

ADJOURN:

There being no further business to come before the Commission, Chairman Steiskal adjourned the meeting at 5:10 p.m.



Secretary, Mell Davis
5-31-23

Date



Chairman, Bob Steiskal