

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

COMMISSION PRESENT:

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

COMMISSION ABSENT:

None

STAFF PRESENT:

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

The secretary called the roll.

APPROVAL OF MINUTES: Regular Meeting of February 18, 2020

Commissioner Vakakes made a motion to approve the minutes from February 18, 2020 and was seconded by Commissioner Malone. The vote was approved 6-0 with Commissioners Young & Eubank abstaining.

ITEMS FOR DEFFERAL OR WITHDRAWAL:

A. ZA19-000070: Bon Secour Village West Subdivision – Preliminary Plat

Commissioner Harris made the motion to defer ZA19-000070, Bon Secour Village West Subdivision Preliminary Plat to the May 27th regular Planning Commission meeting. The motion was seconded by Commissioner Malone and approved 9-0.

B. ZA20-000018: Cotton Creek Re-Zone

Commissioner Harris made the motion to withdrawal ZA20-000018, Cotton Creek Re-Zone, at the request of the applicant. The motion was seconded by Commissioner Malone and approved 9-0.

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PUBLIC HEARINGS:

A. ZA20-000002: Aventura Subdivision, Phase 2 Preliminary Plat

Chairman Steiskal opened the Public Hearing at 4:19 p.m.

There were no public comments.

Chairman Steiskal closed the Public Hearing at 4:22 p.m.

Commissioner Vakakes made the motion to approve ZA20-000002. The motion was seconded by Commissioner Young with Commissioner Malone abstaining. The motion passed 8-0.

B. ZA20-000008: The Grove Subdivision at Craft Farms Preliminary Plat

The applicant requests preliminary subdivision plat approval for 13 single family lots.

Chairman Steiskal opened the Public Hearing at 4:30 p.m.

There were no public comments.

Chairman Steiskal closed the Public Hearing at 4:33 p.m.

Commissioner Long made the motion to approve ZA20-000008. The motion was seconded by Commissioner Harris, the motion passed 9-0.

C. ZA20-000013: Osprey Landing Subdivision, Phase 2, Preliminary Plat

The applicant requests preliminary subdivision plat approval for 25 single family lots.

Commissioners had some questions regarding sidewalks and traffic entering the subdivision.

Chairman Steiskal opened the Public Hearing at 4:48p.m.

There were no public comments.

Chairman Steiskal closed the Public Hearing at 4:52 p.m.

Commissioner Malone made the motion to approve ZA20-000013. The motion was seconded by Commissioner Vakakes, the motion passed 9-0.

D. ZA20-000014: Osprey Landing Subdivision, Phase 3, Preliminary Plat

The applicant requests preliminary subdivision plat approval for 22 single family lots.

Chairman Steiskal opened the Public Hearing at 4:56p.m.

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There were no public comments.

Chairman Steiskal closed the Public Hearing at 4:59 p.m.

Commissioner Eberlein made the motion to approve ZA20-000014. The motion was seconded by Commissioner Harris, the motion passed 9-0.

E. ZA20-000015: Sollie Beach Subdivision Final Plat

The applicant seeks final subdivision plat approval to subdivide 3 lots into 6 single family lots.

City Engineer requested a special note be added to the plat that special care will be taken during home construction to avoid damaging City infrastructure. Any damage to City roads, bike lanes and/or multi-use paths will be repaired to like new condition prior to the issuance of a Certificate of Occupancy. No modifications to City infrastructure are permitted without the written consent from the City Engineer.

Chairman Steiskal opened the Public Hearing at 5:13p.m.

There were no public comments.

Chairman Steiskal closed the Public Hearing at 5:16 p.m.

Commissioner Long made the motion to approve ZA20-000015. The motion was seconded by Commissioner Eberlein, the motion passed 9-0.

HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:

None

OTHER BUSINESS:

COMMUNICATIONS FROM STAFF:

City Engineer, Mark Acreman, informed the Commission that the West Lagoon road improvement and Hey. 59 resurfacing projects have begun.

COMMUNICATIONS FROM COMMISSION:

None

ADJOURN:

There being no further business to come before the Commission, Chairman Steiskal adjourned the meeting at 5:21 p.m.

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Mell Davis

Secretary, Mell Davis

May 6, 2020

Date

Bob Steiskal

Chairman, Bob Steiskal