

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF MAY 23, 2023**

COMMISSION PRESENT:

Commissioner Steiskal, Commissioner Malone, Commissioner Harris, Commissioner Guthrie, Commissioner Young, Commissioner Rease

COMMISSION ABSENT:

Commissioner Franklin, Commissioner Eubank, 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 April 25, 2023.

Commissioner Young made a motion to approve the minutes from April 25, 2023; the motion was seconded by Commissioner Malone. The motion was approved 6-0.

ITEMS FOR DEFERRAL OR WITHDRAWAL:

A. ZA23-000022 Baldwin County Sewer System Site Plan/Conditional Use Permit (CUP)

Commissioner Harris made a motion to approve the deferral of ZA23-000022 Baldwin County Sewer System Site Plan/Conditional Use Permit (CUP). The motion was seconded by Commissioner Guthrie; the motion was approved 6-0.

PUBLIC HEARINGS:

A. ZA23-000007: 324 24th Ave E Conditional Use Permit (CUP)

Request: Applicant seeks CUP/Site Plan approval to allow Dwelling Units Licensed for Vacation Rental. In accordance with Article 6-18. Dwelling Units Licensed for Vacation Rental, Dwelling Units Licensed for Vacation Rental may be approved in the R-4 Zoning District by Conditional Use Permit (CUP).

Commissioner Rease made some general comments regarding Short Term Rentals in the City, he also had a question as to what the percentage of the housing in the area was short term rental properties. Commissioners Harris, Malone, and Young made comments about the application.

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Chairman Steiskal opened the Public Hearing.

There were no public comments.

Chairman Steiskal closed the Public Hearing.

Commissioner Young made the motion to approve ZA23-000007 324 24th Ave East CUP/Site Plan, Commissioner Malone seconded; the motion passed 5-1 with Commissioner Rease voting against. The motion contains the following conditions:

1. Grant a modification from Article 6-18. *Dwelling Units Licensed for Vacation Rental* to allow a Dwelling Unit Licensed for Vacation Rental in a single-family dwelling.
2. Grant a modification from *Article 13-5. Alteration of Nonconforming Structures* to allow the applicant to adaptively reuse the existing building and premises.
3. Grant a modification to the Thoroughfare Assemblies Plan to allow the applicant to pay a \$3,000 fee, prior to business license approval for Dwelling Units Licensed for Vacation Rental, in lieu of constructing the required improvements within East 24th Avenue.
4. All improvements required by Site Plan/CUP approval shall be completed prior to business license approval for a Dwelling Unit Licensed for Vacation Rental.

B. ZA23-000023: Triangle Pines Subdivision Final Plat

Request: The applicant seeks Final Plat approval for Triangle Pines Minor Subdivision. The subject property is 3.9 acres. The purpose of the proposed subdivision is to subdivide 1 lot into 2 lots. The property is located at 350 Cypress Bend Drive and includes the existing McCollough Institute for Appearance and Health.

Chairman Steiskal opened the Public Hearing.

There were no public comments.

Chairman Steiskal closed the Public Hearing.

Commissioner Harris made the motion to approve ZA23-000023 Triangle Pines Subdivision Final Plat, Commissioner Young seconded; the motion passed 6-0 with no conditions.

SITE PLANS:

HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:

None

PUBLIC PROJECTS:

OTHER BUSINESS:

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Commissioner Guthrie discussed development within the Waterway Village Overlay District and believes it is important for development to maintain the cultural heritage of the area because it is uniquely Gulf Shores. Commissioner Rease agreed with her comments and stated the City needs specific plans to encourage new development in the area.

COMMUNICATIONS FROM STAFF:

COMMUNICATIONS FROM COMMISSION:

ADJOURN:

There being no further business to come before the Commission, Chairman Steiskal adjourned the meeting at 4:50 p.m.



Secretary, Mell Davis
6.29.23

Date



Chairman, Bob Steiskal