

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF May 27, 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. Commissioners Guthrie and Malone were late and not present for roll call.

APPROVAL OF MINUTES: Regular Meeting of April 28, 2020

Commissioner Vakakes made a motion to approve the minutes from April 28, 2020 and was seconded by Commissioner Harris. The minutes were approved 7-0.

ITEMS FOR DEFFERAL OR WITHDRAWAL:

None

PUBLIC HEARINGS:

A. ZA19-000070: The Retreat at Bon Secour West- Preliminary Subdivision Plat

GCOF Bon Secour LLC. proposes to subdivide 7.31 acres into twenty-eight (28) lots.

Commissioners discussed the location of the cul-de-sac in relation to lot one, questions about shifting to the north.

Chairman Steiskal opened the Public Hearing at 4:32 p.m.

A resident asked the commission to please consider shifting the cul-de-sac north to allow more distance between it and their home.

Chairman Steiskal closed the Public Hearing at 4:37 p.m.

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Commissioner Harris made the motion to approve ZA19-000070 with the addition of shifting the cul-de-sac to provide a minimum 12 feet between the right-of-way of the cul-de-sac and the side property line of Lot 1 of Bon Secour Village. The 12 feet area shall be landscaped. The motion was seconded by Commissioner Vakakes with Commissioner Malone abstaining. The motion passed 8-0.

SITE PLANS:

A. ZA20-000022 South Baldwin Regional Medical FED – Site Plan

The applicant seeks Site Plan approval for a 14,500sf Freestanding Emergency Department (FED) to accommodate future medical-related growth in the area. The FED will further implement the Vision 2025 Plan’s goal to provide the community with prompt access to state-of-the-art medical facilities.

Commissioners discussed the parking lot and the need to add wheel stops to all perpendicular parking spaces that are adjacent to areas with a 5 foot sidewalk.

Commissioner Vakakes moved to approve ZA20-000022 with the addition of adding wheel stops to all perpendicular parking spaces. Commissioner Eubank seconded the motion and it passed 9-0.

HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:

None

OTHER BUSINESS:

COMMUNICATIONS FROM STAFF:

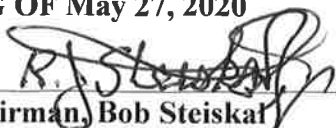
COMMUNICATIONS FROM COMMISSION:

Commissioner Eberlein asked questions about the use motorized bicycles on City sidewalks and bike paths and the requirement for riders to wear helmets.

ADJOURN:

There being no further business to come before the Commission, Chairman Steiskal adjourned the meeting at 5:15 p.m.

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Chairman, Bob Steiskal



Secretary, Mell Davis

6/23/2020

Date