

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF JULY 26, 2022**

COMMISSION PRESENT:

Commissioner Steiskal, Commissioner Vakakes, Commissioner Franklin, Commissioner Malone, Commissioner Eubank, Commissioner Young, Commissioner Harris, Commissioner Dixon

COMMISSION ABSENT: Commissioner Guthrie

STAFF PRESENT:

Director of Planning & Community Development Lee Jones; 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 June 28, 2022.

Commissioner Young made a motion to approve the minutes from June 28, 2022; the motion was seconded by Commissioner Vakakes. The motion was approved 6-0 with Commissioner Harris abstaining.

ITEMS FOR DEFFERAL OR WITHDRAWAL:

A. ZA22-000038 Tom Thumb Remote Parking CUP

Commissioner Young made the motion to defer ZA22-000038, Tom Thumb Remote Parking CUP. August 23rd Planning Commission Meeting. Commissioner Harris seconded the motion, it was approved 7-0.

B. ZA22-000050 Gulf Shores Medical Village 1st Revision Final Plat

Commissioner Young made the motion to defer ZA22-000050, Gulf Shores Medical Village to the August 23rd Planning Commission Meeting. Commissioner Harris seconded the motion, it was approved 7-0.

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PUBLIC HEARINGS:

A. ZTA22-01 Article 11 Specific Use Regulations & Article 16 Site Plan Review Zoning Text Amendment.

Request: The City of Gulf Shores proposes to amend the Zoning Ordinance to establish new regulations for Town and Multiple-family dwellings.

Commissioners discussed the new application process and traffic & drainage impact studies required by new ordinance.

Chairman Steiskal opened the Public Hearing.

Several residents asked questions regarding school impact study with new developments and expressed the desire for no short term rentals.

Chairman Steiskal closed the Public Hearing

Commissioner Young made the motion to approve ZTA22-01 Article 11 Specific Use Regulations & Article 16 Site Plan Review Zoning Text Amendment, Commissioner Harris seconded and the motion passed 7-0.

B. ZA22-000030 Sunset Point Final Subdivision Plat

Applicant seeks Final Subdivision Plat approval to subdivide 1.26 acres into 4 single family lots.

Chairman Steiskal opened the Public Hearing

There were no public comments.

Chairman Steiskal closed the Public Hearing.

Commissioner Young made the motion to approve ZA22-000030 Sunset Point Final Subdivision Plat. Commissioner Franklin seconded the motion, it passed 7-0 with the following conditions:

1. Prior to recordation of the Final Subdivision Plat the following conditions shall be satisfied:
 - a. Submission of a Letter of Credit to complete the sodding of the right-of-way and planting of three live oak trees in an amount as approved by the City Engineering Department.
 - b. The applicant shall pay a \$500 Tree Removal Permit Fine and either; plant 15 new trees, pay a fee in lieu of planting trees, or a combination thereof.
2. A sidewalk fee in an amount as approved by the City Engineering Department shall be paid prior to the issuance of the first Building Permit.

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3. After the issuance of a Completion Certificate for 100% of all required improvements, and prior to the release of any Performance Surety, a Maintenance Surety Document shall be submitted and approved by the City Engineer. The Maintenance Surety Document shall be in the form of irrevocable letter of credit or cashier's check, and shall meet all requirements of the Subdivision Regulations.

SITE PLANS:

A. ZA22-000040 Advance Auto Parts

Applicant requests to construct 6,000sf building on Gulf Shores Parkway.

Commissioner Vakakes made the motion to approve ZA22-000040 Advance Auto Parts Site Plan, Commissioner Malone seconding the motion and it passed 7-0 with the following condition:

1. The Advance Auto Parts Administrative Minor Subdivision application shall be approved, and the plat recorded prior to the issuance of a building permit for Advance Auto Parts.

HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:

None

OTHER BUSINESS:

None

COMMUNICATIONS FROM STAFF:

City Engineer, Mark Acreman informed the Planning Commission the City will be seeking bids for Highway 59 expansion soon.

COMMUNICATIONS FROM COMMISSION: None.

ADJOURN:

There being no further business to come before the Commission, Chairman Steiskal adjourned the meeting at 5:25 p.m.



Chairman, Bob Steiskal



Secretary, Mell Davis



Date