

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF AUGUST 23, 2022**

COMMISSION PRESENT:

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

COMMISSION ABSENT:

None

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 July 26, 2022.

Commissioner Harris made a motion to approve the minutes from July 26, 2022; the motion was seconded by Commissioner Vakakes. The motion was approved 7-0 with Commissioners Guthrie and Eubank 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 indefinitely. Commissioner Vakakes seconded the motion, it was approved 9-0.

B. ZA22-000055 The Waterway Site Plan/CUP

Commissioner Vakakes made the motion to defer ZA22-000055, The Waterway Site Plan/CUP, to the September 27th Planning Commission Meeting. Commissioner Young seconded the motion, it was approved 9-0.

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF AUGUST 23, 2022**

PUBLIC HEARINGS:

A. SDR22-01 Section 2-2 Policies Subdivision Amendment

Request: The City of Gulf Shores proposes to amend Section 2-2, Policies, to add requirements to the Subdivision Regulations for Townhouse subdivisions and subdivisions that contain Multiple-family developments.

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

Chairman Steiskal opened the Public Hearing.

There were no public comments.

Chairman Steiskal closed the Public Hearing.

Commissioner Malone made the motion to approve SDR22-01 Section 2-2 Policies Subdivision Amendment, Commissioner Young seconded and the motion passed 9-0.

SITE PLANS:

A. ZA22-000024 Cactus Office Building Site Plan

Applicant requests to construct 9,375sf office building at 939 Commerce Drive.

Commissioner Young made the motion to approve ZA22-000024 Cactus Office Building Site Plan, Commissioner Harris seconded the motion and it passed 9-0 with the following conditions:

1. The applicant shall pay a sidewalk fee in an amount of \$6,668.00 prior to the issuance of a Building Permit.
2. The Planning Commission approves the rear elevation of the building to be all metal siding.

B. ZA22-000041 Weir Contractor Building site Plan

Request: The applicant seeks Site Plan Approval to construct two, 5,000sf, multi-tenant, contractor buildings. The property is zoned BG General Business. The property is located at 6642 State Highway 59 and is currently occupied LA Pools & Spas, Langston Animal Hospital and Think Outside furniture store.

Commissioners discussed the condition of the property overall and asked that Code Enforcement continue to do inspections on the property to ensure it is kept in good condition.

Commissioner Young made the motion to approve ZA22-000041, Weir Contractor Building with the added condition of completing Fire Department review and Fire Marshal approval of

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CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF AUGUST 23, 2022**

the civil plans prior to the issuance of a building permit. Commissioner Malone seconded the motion, it was approved 9-0 with the following conditions:

1. The existing dumpster shall be screened in accordance with the Zoning Ordinance prior to the issuance of a Certificate of Occupancy for the contractor buildings.
2. The existing Code Enforcement Violations occurring at 6642 Gulf Shores Parkway shall be brought into compliance with City codes and regulations prior to the issuance of a Building Permit:
 - a. Native Handyman Services shall obtain a Business License for operation of a business;
 - b. Habitation of the recreational vehicle located on the property shall cease and desist; and
 - c. The offensive condition of the premises shall be brought into compliance with City Codes and Regulations.
3. The Civil Plans shall be reviewed and approved by the Fire Marshall.

HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:

Mr. Ryan Shamburger spoke to the Planning Commission about a Zoning Text Amendment application. Mr. Shamburger submitted a Zoning Text Amendment application to modify the Zoning Ordinance for Medical Cannabis uses. The amendment is tracking for the September 27, 2022 Planning Commission meeting.

OTHER BUSINESS:

None

COMMUNICATIONS FROM STAFF:


Planning & Community Development Director, Lee Jones, notified the Planning Commission of the passage of the Townhouse and Multiple-family Zoning Text Amendments by the City Council.

City Engineer, Mark Acreman updated the Planning Commission on numerous transportation projects.

COMMUNICATIONS FROM COMMISSION: None.

ADJOURN:

There being no further business to come before the Commission, Chairman Steiskal adjourned the meeting at 4:40 p.m.



Secretary, Mell Davis
10-24-2022

Date



Chairman, Bob Steiskal