

**PLANNING COMMISSION/WORKSESSION MINUTES
CITY HALL COUNCIL CHAMBERS – 5:30 PM
October 21, 2009**

10/22/09

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The City of Foley Planning Commission held a combined regular scheduled meeting and worksession on October 21, 2009 at 5:30 pm in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Commission members present were: Chairman David Horton, Vice Chairman Joe Bischoff, Commissioner Bob Graham, Commissioner Dave Rauch and Commissioner Calvin Hare. Absent were Commissioner Phillip Hinesley and Commissioner Roderick Burkle. Staff members present were: Planner Miriam Boutwell and Recording Secretary Judy Schneider.

Chairman Horton called the meeting to order at 5:30 pm

MINUTES:

Approval of September 15, 2009 minutes.

Joe Bischoff made a motion to approve the minutes of the September 15, 2009 as published, Dave Rauch seconded the motion. All members vote aye.

Motion to approve the minutes of the September 15, 2009 as published passed.

PUBLIC HEARING:

1. **The City of Foley Planning Commission will hold a public hearing on amending the Master Comprehensive Land Use Map.**

Amending the City of Foley the Master Comprehensive Land Use Map. City of Foley Planning Commission will hold a public hearing for proposed amendments to the Comprehensive Plan Future Land Use Map. The map can be viewed at the Community Development Department.

Chairman Horton called for anyone from the Public to speak on this item. Hearing none the public hearing was closed.

NEW BUSINESS:

1. **The City of Foley Planning Commission will hold a public hearing on amending the Master Comprehensive Land Use Map.**

Amending the City of Foley the Master Comprehensive Land Use Map. City of Foley Planning Commission will hold a public hearing for proposed amendments to the Comprehensive Plan Future Land Use Map. The map can be viewed at the Community Development Department.

Commissioner Joe Bischoff made a motion to approve the changes and forward it to the Mayor and Council for a Resolution. Commissioner Ralph Hellmich seconded the motion. All members voted aye.

Motion to approve the changes and forward it to the Mayor and Council for a Resolution passed.

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1. **Beech, Gayle** – **Request for PUD Modification Lot 262 of Ashford Park Unit Eight**
The City of Foley Planning Commission has received a request for a PUD modification to Lot 262, Ashford Park Unit VIII Subdivision. Ms. Beech would like to add screened enclosure to the residence. The City of Foley Zoning Ordinance requires a minimum 20 ft rear yard in PUD's. The developers of Ashford Park PUD zoned the property with a 30 ft rear yard. The request is to modify the rear yard setback from 30 ft to 20 ft. Property is located at 565 Vestige Mews, Foley, AL. Applicant is Ms. Gayle Beech.

Commissioner Joe Bischoff made a motion to approve the request for PUD Modification. Commissioner Dave Rauch seconded the motion. All members voted aye.

Motion to approve the request for PUD Modification passed.

WORKSESSION ONLY-

1. **Buffers – Mr. John Foley's** – Discussion

Mr. John Foley III spoke to the Commission members regarding the hardships that the current buffer requirements placed on certain parcels within the City Limits.

Mr. Foley requested that the Planning Commission look at each case individually and set more flexible regulations.

Commissioner Dave Rauch recommended that the Planning Commission hold a workshop to review the buffer requirements.

Commissioner Ralph Hellmich agreed with this recommendation to look at the requirements and instead of revamping the entire regulations, build in some flexibility based on where land is located and what is currently adjacent to the land.

2. **Other Business** –

Commissioner Rauch expressed his concerns on the amount of abandoned/half finished subdivisions within the city and what the status of maintaining them was.

- Magnolia Walk
- Blue Heron
- Kendalbrook II
- Old Towne

Miriam Boutwell stated that was an Engineering Department matter and we would need to have the City Engineer provide information on the bonds and status

