

## **MINUTES, PLANNING COMMISSION, JUNE 24, 2024**

The Planning Commission of the City of Robertsdale, Alabama met Monday, June 24, 2024, at 6:00 p.m. in the Council Chambers of Robertsdale City Hall, that being the date, time, and place for such meeting.

Upon roll call the following members of the Commission were found to be present: Chairman Eric Spaulding, Councilmember Joe Kitchens, Samantha Rockenbauer, Mark Fincher, Cheryl Parnell, Tonya Lynn. Absent: Jonathan Kitchens, Fabia Waters, and Mayor Charles Murphy. A quorum being present the meeting proceeded with the transaction of business.

Chairman Spaulding presided over the meeting. Kate Whalley served as Secretary. Greg Smith, City Engineer, was also in attendance.

Chairman Spaulding called for any additions or corrections to the minutes presented for approval from the May 28, 2024 meeting. There being none, a motion was made by Joseph Kitchens, seconded by Samantha Rockenbauer, with a unanimous approval to accept the minutes from the May 28, 2024 meeting as presented. Motion carried.

Eric Spaulding announced a change in the order of the agenda due to waiting for the sixth commission member to arrive, as six members are required for a vote. The meeting will begin with the final plat review for The Ridge at Robertsdale.

Greg Smith provided an update on the Ridge at Robertsdale subdivision, located behind Walmart. This Planned Unit Development (PUD) was approved a couple of years ago. The construction of roads, drainage, and utilities is complete, and street lights have been installed. The developers have made improvements to the park, including the addition of a small gazebo and playground equipment. The mail kiosk will be located near the additional parking area. The walkways around the park area are finished, as is the sidewalk leading to Walmart. Overall, the development is in good shape and is now up for final plat approval. An inspection conducted on Friday identified a few minor issues that need to be addressed. The recommendation is to approve the final plat, subject to the full comments in the staff report.

Tonya Lynn made a motion to approve the Ridge at Robertsdale preliminary plat, contingent on the resolution of issues addressed in the staff notes. Joe Kitchens seconded the motion. Without objection, the motion carried. Eric Spaulding announced the next item on the agenda: the preliminary plat for the Palmer Farms subdivision.

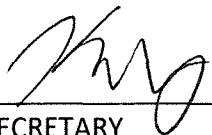
Greg Smith provided an update on the Palmer Farms subdivision, noting that the number of lots has been reduced to a total of 18, with the narrowest lot now measuring 121 feet wide. The lots along West Richmond Street have been reconfigured to more closely mirror the lots on the north side of the street based on feedback from the previous meeting. The sewer currently ends between lots eight and nine. The plan is to install a force main along the front of these lots, which will pump into the manhole located there. Seven of these lots will have pressure sewer instead of gravity sewer, with grinders installed on those seven lots. There are already two large water lines on this side of the road, including a 12-inch main, and the goal is to avoid digging too close to these mains. This force main solution will minimize disruption, as it will require only a quick cut to the manhole rather than extensive excavation of Richmond Street, which would cause significant inconvenience. While the final set of construction plans has not yet been produced, the minor changes noted in the staff report need to be addressed. Greg mentioned that he has had several discussions with the developer, who understands the requirements. Mr. Thomas is present at the meeting to answer any specific questions.


Eric Spaulding opened the public hearing for the Palmer Farms subdivision. During the hearing, residents Tommy Steadham and Anthony Bertrum expressed concerns about existing and potential future flooding in the neighborhood. Mr. Bertrum proposed a solution to redirect water to a drain on the east side of Palmer Street. Both the City Engineer and the Engineer for the development agreed to collaborate on addressing this flooding concern during the construction phase.

Eric Spaulding closed the public hearing. Mark Fincher then made a motion to approve the Palmer Farms preliminary plat, contingent on the completion of items addressed in the staff report. Joe Kitchens seconded the motion. The motion carried with five votes in favor and one against.

There being no further business to come before the Commission, a motion was made by Tonya Lynn, seconded by Cheryl Parnell, with unanimous approval to adjourn. Motion carried.

APPROVED THIS 22 DAY OF JULY, 2024.

  
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SECRETARY

  
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CHAIRMAN