

The Planning Commission met Monday, April 1, 2024, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Lee Turner, Holly MacKellar, Harry Kohler, John Worsham, Paul Fontenot, Jay Robinson, Erik Cortinas, Hunter Simmons, Planning and Zoning Director, Mike Jeffries, Development Services Manager, Michelle Melton, Planner; and Cindy Beaudreau, Planning Clerk.

Absent: Rebecca Bryant and Clarice Hall-Black

Chairman Turner called the meeting to order at 5:00 PM.

Hunter Simmons, Planning and Zoning Director, introduced and welcomed Paul Fontenot to the Planning Commission.

Approval of the Minutes March 4, 2024:

Jay Robinson made a motion to approve the minutes from March 4, 2024.

Erik Cortinas seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner, Holly MacKellar, Harry Kohler, John Worsham, Paul Fontenot, Jay Robinson, Erik Cortinas

NAY: None.

Old/New Business

- **SD 23.18** Polo Crossing MOP – Request of Applicant, Dewberry, for a six-month extension to record the final plat.

Erik Cortinas made a motion to approve the six-month extension request.

Jay Robinson seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner, Holly MacKellar, Harry Kohler, John Worsham, Paul Fontenot, Jay Robinson, Erik Cortinas

NAY: None.

- Lunch and Learn Discussion

Hunter Simmons, Planning and Zoning Director, explained that the Lunch and Learn sessions will be scheduled monthly and used to discuss upcoming zoning amendments. Staff will schedule two to three Planning Commissioners each month so there will not be a quorum. A schedule will be sent out and lunch will be provided.

- Zoning Amendments/Medical Overlay

Hunter Simmons, Planning and Zoning Director, explained that there will be some short-term amendments coming with the Medical Overlay District. Mr. Simmons shared slides showing the various districts within the City of Fairhope. Mr. Simmons stated that working on this project will take 2-3 hours and asked for 2-3 volunteers from the Planning Commission to help work on it. Mr. Simmons asked whoever is willing and interested in working on the project to e-mail staff.

Consideration of Agenda Items:

A. IR 24.01 Request of the Applicant, S.E. Civil, for an Informal Review of Park City.

Larry Smith, S.E. Civil, stated that this project would be located on the existing Klumpp PUD. Mr. Smith introduced Louis Nequette and Jared Calhoun from Nequette Architecture & Design to present the project. Mr. Calhoun shared the project goals and designs for Park City.

Lee Turner liked various aspects of the project and asked about the height of the buildings and stated that Nequette should be ready to answer questions about height and greenspace when returning for approval. Mr. Turner also requested a guarantee that the architectural standards will remain.

John Worsham is concerned about the residential greenspace and places for the kids. Mr. Nequette stated that there will be playgrounds, a clubhouse and pool area.

Hunter Simmons requested that they address the contours on the ponds, buffers, and design guidelines for the buildings. Mr. Simmons continued by asking what we are getting for the building height, what are the standards and what is being proposed.

Mr. Nequette stated that they want to create a framework and propose what goes in there, but in the end, it becomes an asset for the City of Fairhope.

Jay Robinson asked for the distinction between an active adult community versus a market rate multifamily project. Mr. Calhoun responded that an active adult community is a 55 plus community and market rate is open to all ages.

Paul Fontenot asked for their vision on the perimeter on Fairhope Avenue and State Highway 181, pedestrian corridors, and the main artery for the project. Mr. Calhoun stated that he would be prepared to speak about this when the project comes back to the Planning Commission. The buildings would have two fronts along Fairhope Avenue and State Highway 181. The tree lined streets are the circulation corridors.

Mr. Simmons stated that he would like to connect State Highway 181 to town without using Fairhope Avenue, maybe by using State Highway 104 or State Highway 98. Mr. Simmons asked if they are using parallel parking to meet a minimum. Mr. Calhoun stated they are trying to create streetscape and are not counting it toward the parking minimum.

Mr. Turner stated that parallel parking may be difficult there but may be 45-degree parking may work.

Hollie MacKellar suggested making the perimeter more inviting to draw people in and asked what would be going on the west side of the property. Mr. Calhoun stated that the plan is to save the landscaping along that area but design a multi-use trail through that area. Ms. MacKellar asked to make sure that the parking lots are tucked away and hidden.

Mr. Simmons stated that staff is looking for connectivity along State Highway 181 and asked that it is shown on future renderings.

Ms. MacKellar loved the signage. Mr. Simmons asked for a signage plan for this development.

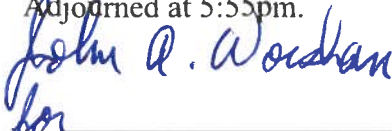
Adjournment

Jay Robinson made a motion to adjourn.

AYE: Lee Turner, Holly MacKellar, Harry Kohler, John Worsham, Paul Fontenot, Jay Robinson, Erik Cortinas

NAY: None.

Adjourned at 5:55pm.



for
Lee Turner, Chairman


Cindy Beaudreau, Secretary