

Planning & Zoning Board of Adjustment Number 2
July 15, 2021
Regular Meeting Minutes
Foley Satellite Courthouse, Large Meeting Room

The Board of Adjustment Number 2 met in a regular session on July 15, 2021 at 3:30 p.m., in the Baldwin County Foley Satellite Courthouse Large Meeting Room. Chairman, Ernie Church called the meeting to order. Members present included: James Koeppen, Michael Swansburg, Theron Mashburn, John Slaats, and Johanna Moloney. Staff members present were Paula Bonner, Planning Technician, Crystal Bates, Planning Technician and Linda Lee, Planner.

Approval of Previous Meeting Minutes

The first order of business was approval of the minutes from the June 10, 2021 meeting. Mr. Koeppen made a motion to approve the meeting minutes. The motion received a second from Mr. Slaats and carried unanimously.

V-210008 Cumani Property Management Property

Mrs. Bonner presented the applicant's request for approval of a variance from the rear yard setback requirement to allow for the construction of a single-family dwelling. Staff recommended denial of the variance request.

Mr. Andrew Lewis and Mr. Trae Corte spoke in favor of the variance request and answered questions from the board.

Mr. Koeppen made a motion to deny the variance request. The motion received a second from Ms. Moloney and carried unanimously.

V-210017 Dean Property

Mrs. Bonner presented the applicant's request for approval of a variance from the side yard setback requirements to allow for the relocation of a single-family dwelling onto lot 194. Staff recommended approval of the variance request. Staff received two letters in opposition to the variance request.

Mr. Russell Dean spoke in favor of the variance request and answered questions from the board.

Ms. Moloney made a motion to approve the variance request. The motion received a second from Mr. Koeppen and carried unanimously.

V-210019 Gulf Shores Yacht Club & Marina Property

Mrs. Lee presented the applicant's request for approval of variances from the number of parking spaces required and the maximum building height requirement to allow for the construction of a dry storage building to replace the one damaged by Hurricane Sally. Staff recommended the board base its decision on information provided in the staff report and at the public hearing.

Mr. Tom Steber spoke in favor of the variance request and answered questions from the board.

Mr. Koeppen made a motion to approve the variance request. The motion received a second from Mr. Mashburn and carried unanimously.

V-210020 McInnis Property

Mrs. Bates presented the applicant's request for approval of a variance from the front yard setback requirement to allow for the construction of a swimming pool and patio. Staff recommended approval of the variance request.

Ms. Kristen Coll spoke in favor of the variance request and answered questions from the board.

Mr. Mashburn made a motion to approve the variance request. The motion received a second from Ms. Moloney and carried unanimously.

V-210021 Fowler Property

Mrs. Lee presented the applicant's request for approval of a variance from the landscaped buffer requirements to allow for an RV and Boat Storage Facility. Staff received one letter in opposition to the variance request. Staff recommended denial of the variance request.

Mr. John Barker and Ms. Jeanine Fowler spoke in favor of the variance request and answered questions from the board.

Mr. Koeppen made a motion to approve the variance request. The motion received a second from Mr. Mashburn and carried unanimously.

SE-21004 Fowler Property

Mrs. Lee presented the applicant's request for approval of a special exception to allow for an RV and Boat Storage Facility. Staff received one letter in opposition to the special exception request. Staff recommended a decision should be based on information heard during the public hearing. If the board should see fit to approve the request, approval should be granted subject to the following conditions.

- Approval shall be for this applicant and at this location only.
- Unless a variance is granted, landscape buffer requirements in section 17.2 shall be met.
- Facility shall be fully screened from public view by fences, walls, landscaping or a combination thereof.
- Expansion of the RV and Boat Storage Facility and/or changes to the site plan will necessitate further Special Exception review and approval.

Mr. John Barker and Ms. Jeanine Fowler spoke in favor of the special exception request and answered questions from the board.

Mr. Koeppen made a motion to approve the special exception request subject to conditions stated removing the second condition. The motion received a second from Ms. Moloney and carried unanimously.

V-210023 Hwy 98 RV & Boat Storage LLC Property

Mrs. Lee presented the applicant's request for approval of a variance from the landscaped buffer requirements to allow for an RV and Boat Storage Facility. Staff recommended approval of a variance with a 15' landscape buffer along the east side of the fence line and 15' landscape buffer on the inside of the west fence line, 25' landscape buffer on the remaining east, west, and north sides, and the required 10' landscape buffer along US Hwy 98. Staff recommended denial of a variance from all buffer requirements.

Mr. Chris Locklin spoke in favor of the variance request and answered questions from the board. Mr. Locklin stated he doesn't have a problem with the landscaping on US Highway 98.

Mr. Swansburg made a motion to approve the variance request. The motion received a second from Mr. Slaats and carried unanimously.

SE-21005 Hwy 98 RV & Boat Storage LLC Property

Mrs. Lee presented the applicant's request for approval of a special exception to allow for an RV and Boat Storage Facility. Staff recommended approval of the special exception request with the following conditions.

- Approval shall be for this applicant and at this location only.

- Receives a variance from the required buffer requirements.
- Fencing as required in Section 13.14.2(g) must be installed
- Expansion of the RV and Boat Storage Facility and/or changes to the site plan will necessitate further Special Exception review and approval.

Mr. Chris Locklin spoke in favor of the special exception request and answered questions from the board.

Mr. Slaats made a motion to approve the special exception request. The motion received a second from Ms. Moloney and carried unanimously.

SE-21003 Tabor Property

Mrs. Lee presented the applicant's request for approval of a special exception to allow for a Recreational Vehicle (RV) Park. Staff recommended approval of the special exception request with the following conditions.

- Approval shall be for this applicant and at this location only.
- A variance is received from the minimum lot width of not less than 50-feet for the portion used for entrance and exit.
- All the parcels are combined that are part of the RV park.
- Expansion of the park and/or changes to the site plan will necessitate further Special Exception review and approval.
- All Landscape buffer requirements must be met.

Mr. John Kozlinski spoke in favor of the special exception request and answered questions from the board.

Ms. Moloney made a motion to approve the special exception request. The motion received a second from Mr. Koeppen and carried unanimously.


Adjournment

There being no further business to come before the board the meeting was adjourned at 5:28 p.m.

Respectfully Submitted,

Linda Lee, Planner

I hereby certify that the above minutes are true, correct and approved this 12TH day of AUGUST, 2021.



Ernie Church, Chairman