

Planning & Zoning Board of Adjustment Number 2
August 11, 2022
Regular Meeting Minutes
Foley Satellite Courthouse, Large Meeting Room

The Board of Adjustment Number 2 met in a regular session on August 11, 2022, at 3:31 p.m., in the Baldwin County Foley Satellite Courthouse Large Meeting Room. Chairman David Brown called the meeting to order at 3:31p.m. with a prayer and the pledge of allegiance. Members present included: Samuel Mitchell, James Koeppen, Robert Broseus, Lawrence Kern, Noreen Kendle, John Slaats, Michael Swansburg, Harold Stephens, Vickie Matranga, and Chairman David Brown. Staff members present were Celena Boykin, Senior Planner, Crystal Bates, Planning Technician, Paula Bonner, Planning Technician, and Buford King, Deputy Planning Director. Chairman Brown welcomed new member Noreen Kendle representing Planning District 25.

Approval of Previous Meeting Minutes

The next order of business was approval of the minutes from the July 14, 2022, meeting. Mr. Mitchell made a motion to approve the meeting minutes. The motion received a second from Mr. Stephens and carried unanimously.

Mr. King announced that the meeting was being recorded as the court reporter was unable to attend.

ZVA22-52 LaGrasse Property

Mrs. Boykin presented the applicant's request for approval of a variance from section 2.3.21.3(f) of the Baldwin County Zoning Ordinance as it pertains to the construction of a dune walkover. Staff recommended that the variance request be denied.

Mr. Lee Tillman spoke in favor of the variance request.

After discussion, Mr. Slaats made a motion to table the variance request for clarification of the exact request. The motion received a second from Mr. Koeppen and carried unanimously.

ZVA22-55 Wilder Property

In the absence of Planning Technician Fabia Waters, Mrs. Bonner presented the applicant's request for approval of a variance from section 3.3.5 of the Baldwin County Zoning Ordinance as it pertains to the front, rear, and side yard setbacks to allow for the construction of a single-family dwelling. Staff recommended that the variance request be approved.

Lance Wilder spoke in favor of the variance request and answered questions from the board.

Following a short discussion, Mr. Koeppen made a motion to approve the variance request per the site plan submitted. The motion received a second from Ms. Matranga and carried unanimously.

ZVA22-57 Harrison Property

Mrs. Bates presented the applicant's request for approval of a variance from section 10.2 of the Baldwin County Zoning Ordinance as it pertains to the 30' wetland setback requirement to allow for a single-family dwelling to be moved on the property. This application was tabled from the July 14, 2022, meeting. Staff recommended that the variance request be approved.

Robert Harrison and Brett Harrison spoke in favor of the variance request and answered questions from the board.

Following a short discussion, Mr. Kern made a motion to approve the variance request. The motion received a second from Mr. Stephens and carried unanimously.

ZVA22-65 Bose/Palmer Property

Mrs. Bonner presented the applicant's request for approval of a variance from section 10.4.4 of the Baldwin County Zoning Ordinance as it pertains to the setback from a wetland to allow for the construction of a single-family dwelling. Staff recommended that the variance request be approved.

Bruce and Agnes Albrecht about drainage. Natural Resource Planner Ashely Campbell answered board member questions. Mr. Kern explained the Ono Island POA process and requirements. Hunter Allen, and Sheila Palmer spoke in favor of the variance request and answered questions from the board.

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

ZVA22-66 Dickey Property

Mrs. Bonner presented the applicant's request from section 10.4.4 of the Baldwin County Zoning Ordinance as it pertains to the 30' non-disturbed wetland setback. Ashley Campbell explained the process of restoring wetlands. Staff recommended that the variance request be approved.

Mike Harris spoke in favor of the variance request and answered questions from the board.

Mr. Stephens and Mr. Slaats disclosed that they both live on the same street as the subject property but have no connections/conflicts to the application. Mr. Mitchell made a motion to approve the variance request. The motion received a second from Ms. Matranga and carried unanimously.

Old Business

There was no old business.

New Business

Mr. Kern inquired about the reason for the dune walkover requirements. Staff will research and report back to the board at the September meeting.

Adjournment

There being no further business to come before the board the meeting was adjourned at 4:46 p.m.

Respectfully Submitted,

Paula S. Bonner, Planning Technician

I hereby certify that the above minutes are true, correct and approved this 8 day of Sept, 2022.


David P. Brown, Chairman


John A. Slaats