

Mobile Planning Commission Minutes

January 15, 2026 – 2:00 P.M.

CALL TO ORDER: Chairman Jay Stubbs stated that a quorum was present and called the meeting to order.

ADMINISTRATIVE

Roll Call

	Mr. John W. “Jay” Stubbs, Jr., Chairman		Mr. Matt Anderson (MD)
	Mr. Kirk Mattei, Vice Chairman		Mr. Nick Amberger (AO)
x	Ms. Jennifer Denson, Secretary		Mr. Josh Woods (CC)
	Mr. Harry Brislin, IV	x	Mr. Kenny Nichols (S)
	Mr. Larry Dorsey		Ms. Ellie Edwards (S)
	Mr. Chad Anderson		
(S) Supernumerary (MD) Mayor’s Designee (AO) Administrative Official (CC) City Council Representative			

Staff: Jonathan Ellzey, George Davis, Victoria Burch, Emma Hope, Stephen Guthrie, Logan Anderson, Bert Hoffman, Shayla Beaco, Emma Hope

Adoption of the Agenda: Motion to adopt was made by Harry Brislin and seconded by Nick Amberger. The Motion passed unanimously.

The notation “motion carried unanimously” indicates a consensus, with the exception of the Chairman who does not participate in voting unless otherwise noted.

HOLDOVERS:

1. ZON-CUP-003505-2025

Location: 5330 Moffett Road
Applicant / Agent: Tammy Ceasor, Liz & Lamar Group Home
Council District: District 7
Proposal: Conditional Use Permit approval to allow a Community Residence for more than five (5) persons in an R-1, Single-Family Residential Suburban District.

The Applicant/Agent, Rodney Clemmons, 5330 Moffet Road, Mobile, Alabama, was present and discussed the following points:

- They were unable to complete everything that needed to be done. He asked for a lengthy holdover to make corrections and to be in compliance.

Staff stated this application had been held over two times and they are at maximum capacity. Chairman Stubbs stated that the applicant had not submitted the site plan. Patrick Garstecki, 457 St. Michael Street, Mobile, Alabama, made the following comments:

- He need one (1) or two (2) months to meet city requirements and stated withdrawing at this point would be better.

Mr. Clemmons said he was alright with a holdover but wanted to make sure he was secure that no one else could open up within a thousand feet. Staff stated Planning and Zoning could not regulate that issue. Staff stated anyone else would also have to come before the Board with an application.

Chairman Stubbs stated he could withdraw this application and wait six (6) months to refile or continue today and possibly get denied and go to the City Council.

Commissioner Woods stated there are many unanswered questions, and the City Council will have the same questions such as parking and staffing.

There was no one else present regarding the application.

Mr. Garstecki stated they would withdraw and refile in six (6) months.

At the applicant's request, the application was withdrawn from consideration.

NEW ITEMS:

2. SUB-003570-2025

Location:	East side of Bay Front Road, 558'± South of Terrell Road
Subdivision Name:	Bay Front Subdivision, Replat Part of Lots 1 & 2
Applicant / Agent:	Hunter Smith or Daniel Clark, Smith Clark & Associates, LLC
Council District:	District 3
Proposal:	Subdivision of 1 lot, 0.58± acres

The Applicant/Agent was present and in agreement with the eight (8) listed conditions. There was no one else present regarding the application.

A Motion TO APPROVE was made by Harry Brislin and seconded by Matt Anderson. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission waived Section 6.C.3. (for lot depth) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Illustration of existing right-of-way width along Bay Front Road or dedication sufficient to provide a 60-foot-wide right-of-way, whichever is greater;
2. Retention of the lot size in both square feet and acres, or the provision of a table on the Final Plat providing the same information, adjusted for any required dedication;
3. Revision of the Final Plat to illustrate a 25-foot minimum building setback line along Bay Front Road;
4. Removal of side and rear setbacks;
5. Compliance with all Engineering comments noted in the staff report;

6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. Compliance with all Fire Department comments noted in the staff report.

3. SUB-003582-2025

Location: 1558 Luling Street
Subdivision Name: C.M. Shepard Subdivision, Resubdivision of Lots 13 & 14
Applicant / Agent: Patrick Patten
Council District: District 2
Proposal: Subdivision of 1 lot, 0.34± acres

The Applicant/Agent was present and in agreement with the six (6) listed conditions. There was no one else present regarding the application.

A Motion TO APPROVE was made by Matt Anderson and seconded by Nick Amberger. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission waived Section 6.B.9. (alley right-of-way) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the lot size in both square feet and acres, or provision of a table on the Final Plat with the same information;
2. Depiction of the 5-foot minimum front yard setback line along Luling Street;
3. Compliance with all Engineering comments noted in the staff report;
4. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
5. Compliance with all Urban Forestry comments noted in the staff report; and,
6. Compliance with all Fire Department comments noted in the staff report.

4. SUB-003583-2025

Location: 401 St. Louis Street
Subdivision Name: RGH St. Louis Subdivision
Applicant / Agent: Stephen Howle, RGH St. Louis, LLC
Council District: District 2
Proposal: Subdivision of 1 lot, 0.12± acres

The Applicant/Agent was present and in agreement with the twelve (12) listed conditions. There was no one else present regarding the application.

A Motion TO APPROVE was made by Matt Anderson and seconded by Nick Amberger. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way along St. Louis Street, as depicted on the preliminary plat;
2. Retention of the right-of-way along North Franklin Street, as depicted on the preliminary plat;
3. If required by the City Engineer, Traffic Engineering Director, and/or ALDOT, the Final Plat should be revised to illustrate dedication of the corner radius at the intersection of St. Louis Street and North Franklin Street;
4. Provision of a note on the Final Plat stating that the site's primary frontage is designated along North Franklin Street pursuant to variance approval by the Board of Zoning Adjustment. If the variance expires prior to completion of the subdivision process, the plat should be revised to designate the primary frontage in accordance with the original DDD requirements;
5. Revision of the Final Plat to label the lot's size in both square feet and acres, in compliance with Section 5.A.2.(3)(3) of the Subdivision Regulations;
6. Revision of the Final Plat to illustrate the maximum allowable building setback of ten (10) feet along the site's primary frontage (North Franklin Street), or provision of a note specifying this requirement in accordance with Table A-9.1 of Appendix A of the UDC. If the primary frontage variance expires prior to completion of the subdivision process, the plat should be revised to reflect compliance with the original DDD setback requirements;
7. Provision of a note on the Final Plat stating that the site is denied access to St. Louis Street and allowed three (3) curb cuts along North Franklin Street pursuant to variance approval by the Board of Zoning Adjustment. If the variance expires prior to completion of the subdivision process, the note should be amended to reflect compliance with the original DDD access standards;
8. Provision of a note on the Final Plat stating that driveway widths are limited to a maximum of 25 feet within the site's frontage, in accordance with Appendix A, Section 9.C.3.(c)(2) of the UDC;
9. Compliance with all Engineering comments noted in the staff report;
10. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
11. Compliance with all Urban Forestry comments noted in the staff report; and,
12. Compliance with all Fire Department comments noted in the staff report.

5. SUB-003584-2025

Location:	313 St. Louis Street
Subdivision Name:	RGH St. Louis 2 Subdivision
Applicant / Agent:	Stephen Howle, RGH St. Louis, LLC
Council District:	District 2
Proposal:	Subdivision of 1 lot, 0.51± acres

The Applicant/Agent was present and was in agreement with the thirteen (13) listed conditions. There was no one else present regarding the application.

A Motion TO APPROVE was made by Harry Brislin and seconded by Matt Anderson. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way along St. Louis Street, as depicted on the preliminary plat;
2. Retention of the right-of-way along North Claiborne Street, as depicted on the preliminary plat;
3. If required by the City Engineer, Traffic Engineering Director, and/or ALDOT, the Final Plat should be revised to illustrate dedication of the corner radius at the intersection of St. Louis Street and North Claiborne Street;
4. Provision of a note on the Final Plat stating that the site's primary frontage is designated along St. Louis Street;
5. Revision of the Final Plat to label the lot's size in both square feet and acres, in compliance with Section 5.A.2.(3)(3) of the Subdivision Regulations;
6. Revision of the Final Plat to illustrate the maximum allowable building setback of twelve (12) feet along the site's primary frontage (St. Louis Street), or provision of a note specifying this requirement in accordance with Table A-9.1 of Appendix A of the UDC;
7. Provision of a note on the Final Plat stating any on-site parking must be accessed from North Claiborne Street;
8. Provision of a note on the Final Plat stating that no curb cut is allowed on St. Louis Street, and that no more than one (1) curb cut is allowed along North Claiborne Street, in accordance with Appendix A, Section 9.C.3(e)(3) of the UDC;
9. Provision of a note on the Final Plat stating that driveway widths are limited to a maximum of 25 feet within the site's frontage, in accordance with Appendix A, Section 9.C.3.(c)(2) of the UDC;
10. Compliance with all Engineering comments noted in the staff report;
11. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
12. Compliance with all Urban Forestry comments noted in the staff report; and,
13. Compliance with all Fire Department comments noted in the staff report.

6. SUB-003569-2025

Location:	61 Ridgelawn Drive East & 4813 Ravine Court
Subdivision Name:	North Ridgelawn - Ravine Subdivision
Applicant / Agent:	Daniel Clark, Smith Clark & Associates, LLC
Council District:	District 5
Proposal:	Subdivision of 2 lots, 1.62± acres

The Applicant/Agent was present and in agreement with the nine (9) listed conditions. There was no one else present regarding the application.

A Motion TO APPROVE was made by Matt Anderson and seconded by Nick Amberger. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of rights-of-way along Ravine Court and Ridgelawn Drive East, as depicted on the preliminary plat;
2. Revision of the plat to correctly label Ridgelawn Drive East.
3. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat providing the same information, adjusted for any required dedication;
4. Retention of the required 25-foot front yard setback along all street frontages, in compliance with Article 2, Section 64-2-10.E. of the UDC and Section 6.C.8. of the Subdivision Regulations, adjusted for any required dedication;
5. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. Compliance with all Fire Department comments noted in the staff report.

7. SUB-003579-2025

Location: 1600 University Boulevard South & 4217 Ezekiel Street
Subdivision Name: Logan Cottages Subdivision
Applicant / Agent: 195, LLC
Council District: District 4
Proposal: Subdivision of 7 lots, 1.67± acres

The Applicant/Agent, Cory Bronenkamp, 195 LLC, Mobile, Alabama, was present and discussed the following point:

- He had issues with item #12 due to the private road being isolated.

Staff stated it's acceptable to change prior to signing the plat to Phase 2.

There was no one else present regarding the application.

A Motion TO APPROVE was made by Matt Anderson and seconded by Nick Amberger. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission waived Sections 6.C.2.(b)(2) (for lot width) and 6.C.3. (for lot depth) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the proposed Phases as indicated on the preliminary plat;
2. Retention of the private street design on the Final Plat;
3. Retention of the private street name (Walsh Court) on the Final Plat;

4. Retention of the right-of-way widths of South University Boulevard and Ezekiel Street on the Final Plat;
5. Retention of the 25-foot minimum building setback line along South University Boulevard on the Final Plat;
6. Retention of the 75-foot minimum building setback along the private street (Walsh Court) on the Final Plat;
7. Retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
8. Placement of a note on the Final Plat stating that the maintenance of the Common Areas is the responsibility of the property owners;
9. Placement of a note on the Final Plat stating that no structure may be placed or constructed within an easement without permission of the easement holder;
10. Placement of a note on the Final Plat stating that the private street is privately maintained and there shall be no public right-of-way, per Sections 9.D.1(b)(5) and 9.D.1(b)(7) of the Subdivision Regulations;
11. Placement of a note on the Final Plat stating if the private street is ultimately dedicated for public use and maintenance, 100 percent of the cost of the improvements required to bring the street up to the prevailing standards shall be assessed to the property owner(s) at the time the private street is dedicated, and that said assessment shall run with the land to any subsequent property owners, per Section 9.D.1(b)(9) of the Subdivision Regulations;
12. Prior to signing the plat for Phase 2, the applicant is to present a legal document to the Planning and Zoning Department to run as a covenant with the land providing for continuing maintenance of the private street by an owners' association, or other entity, granting rights of ingress and egress for emergency and utility maintenance vehicles and holding harmless the city from damages to any owner within the subdivision arising, or which may arise, out of the existence of the private street. This document shall be approved by the City Attorney or their designee as to form and legality and shall be properly executed and recorded simultaneously with the Final Plat in the records of Mobile County Probate Court;
13. In compliance with Section 9.D.1(b)(8) of the Subdivision Regulations, a sign shall be posted and maintained at the entrance to the private street with the street name and identifying it as a private street, per Manual on Uniform Traffic Control Devices (MUTCD) standards with a blue background and white legend. The sign shall be made to city standards, and the name of the private street must be approved by the City Engineer.
14. Compliance with the Engineering comments noted in the staff report;
15. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
16. Compliance with all Urban Forestry comments noted in the staff report; and
17. Compliance with all Fire Department comments noted in the staff report.

8. ZON-UDC-003585-2025

Location: 1724 Michigan Avenue
Applicant / Agent: J. Paul McClendon, Larry E. Speaks & Associates, Inc.
Council District: District 3
Proposal: Rezoning from Neighborhood Business Suburban District (B-2) to Office Distribution District (B-5).

The Applicant/Agent was present and in agreement with the Findings Of Facts and one (1) listed condition. There was no one else present regarding the application.

A Motion TO APPROVE was made by Nick Amberger and seconded by Matt Anderson. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **B-5, Office Distribution District**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan; and
- B) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- C) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- D) Capacity. The infrastructure is in place to accommodate the proposed amendment;
- E) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable; and,
- F) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of Rezoning the property to **B-5, Office Distribution District**, to the City Council, subject to the following condition:

- 1. Full compliance with all municipal codes and ordinances.

9. SUB-003588-2025 & SUB-SW-003589-2025

Location: 4800 Rutgers Road and 4688, 4702, 4726, 4738, 4758, 4770, & 4790 Bowden Road
Subdivision Name: Portside Industrial Park Subdivision, Phase I
Applicant / Agent: Patrick Garstecki, P.E., CMG Engineering, Inc.
Council District: District 4
Proposal: Subdivision of 2 lots, 11.15± acres; and request to waive the construction of sidewalks along Rutgers Road, Bowden Road, and Bucknell Drive.

Subdivision: A Motion TO APPROVE was made by Matt Anderson and seconded by Kirk Mattei. The Motion TO APPROVE passed unanimously.

The Applicant/Agent, Patrick Garstecki, 457 St. Michael Street, Mobile, Alabama, was present and discussed the following issues:

- He had questions about the access through the right of way from Alabama Power. Mr. Garstecki discussed not needing sidewalks since there was a ditch on the side of the road that would get wider and deeper. Mr. Garstecki explained this property would be an industrial warehouse for 18 wheelers which would be traveling in and out and it would not be safe for pedestrians to be walking around it.

There was no one else present regarding the application.

After discussion the Planning Commission waived Section 6.C.7. (for excess street frontage) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way widths of Bowden Road and Rutgers Road on the Final Plat;
2. Labeling of the right-of-way width of Rangeline Road on the Final Plat, and if less than 150 feet to the centerline of Rangeline Road, dedication to provide 150 feet from the centerline of Rangeline Road;
3. Revision of the plat to label the width of the Alabama Power Company right-of-way along the West boundary of the site;
4. Retention of the 25-foot minimum building setback line along Bowers Road on the Final Plat;
5. Revision of the plat to also illustrate the 25-foot minimum building setback line along Rutgers Road and Bucknell Drive/Rangeline Road within the Common Areas fronting those streets;
6. Retention of the perimeter dimensions for both proposed lots and the Common Areas on the Final Plat;
7. Revision of the plat to label both lots and Common Areas with their sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
8. Placement of a note on the Final Plat stating that the maintenance of all Common Areas is the responsibility of the property owners;
9. Placement of a note on the Final Plat stating that no structure shall be constructed or placed in any easement without permission of the easement holder;
10. Placement of a note on the Final Plat stating that access to the Alabama Power Company easement along the West boundary is denied, unless otherwise granted by Alabama Power;
11. Compliance with all Engineering comments noted in the staff report;
12. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
13. Compliance with all Urban Forestry comments noted in the staff report; and,
14. Compliance with all Fire Department comments noted in the staff report.

Sidewalk Waiver: A Motion TO APPROVE was made by Jay Stubbs and seconded by Matt Anderson. The Motion TO APPROVE passed unanimously.

The Applicant/Agent, Patrick Garstecki, 457 St. Michael Street, Mobile, Alabama, was present and discussed the following issues:

- He had questions about the access through the right of way from Alabama Power. Mr. Garstecki discussed not needing sidewalks since there was a ditch on the side of the road that would get wider and deeper. Mr. Garstecki explained this property would be an industrial warehouse for 18 wheelers which would be traveling in and out and it would not be safe for pedestrians to be walking around it.

Josh Woods stated it was an industrial area, and a sidewalk waiver was appropriate. There was no one else present regarding the application.

After discussion the Planning Commission approved the Sidewalk Waiver request.

10. SUB-003587-2025 & MOD-003586-2025

Location: 1500 Yogger Pass (Private Road)
Subdivision Name: Rangeline Crossing Subdivision, Phase Four, Resubdivision of Lots 1 thru 3 of the Resubdivision of Lots 6 thru 11
Applicant / Agent: Goodwyn Mills Cawood, LLC
Council District: District 4
Proposal: Subdivision of 3 lots, 47± acres; and Major Modification of a previously approved Planned Unit Development allowing shared access and parking between multiple buildings sites, to modify lot lines in coordination with the proposed subdivision.

Kirk Mattei recused.

Subdivision: A Motion TO APPROVE was made by Matt Anderson and seconded by Larry Dorsey. The Motion TO APPROVE passed with Commissioner Mattei recused from the vote.

The Applicant/Agent was present and in agreement with all ten (10) listed conditions. After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of the existing right-of-way information on the Final Plat;
2. Retention of the lot size labels in both square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for dedication;
3. Retention of the 25' minimum building setback along Halls Mill Road and Rangeline Crossing Drive;
4. Retention of the 40' minimum building setback line along Demetropolis Road;
5. Retention of the note on the Final Plat stating no structures shall be constructed in any easement without permission from the easement holder;
6. Compliance with all Engineering comments noted in the staff report;

7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report;
9. Compliance with all Fire Department comments noted in the staff report; and,
10. Completion of the Subdivision process prior to issuance of any building permits.

Modification (Planned Unit Development): A Motion TO APPROVE was made by Matt Anderson and seconded by Larry Dorsey. The Motion TO APPROVE passed unanimously

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planned Unit Development:

- a. The request is consistent with all applicable requirements of this Chapter;
- b. The request is compatible with the character of the surrounding neighborhood;
- c. The request will not impede the orderly development and improvement of surrounding property;
- d. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g. The request shall not be detrimental or endanger the public health, safety or general welfare.
- h. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of the Major Planned Unit Development Modification to the City Council, subject to the following conditions:

1. Retention of the 25' minimum building setback along Halls Mill Road and Rangeline Crossing Drive;
2. Retention of the 40' minimum building setback line along Demetropolis Road;
3. Retention of the note stating that no structures are allowed in any easements without the permission of the easement holder;
4. Retention of the note on the site plan to depict that all trash compactors will be connected to sanitary sewer and have a compliant enclosure;
5. Provision of a compliant photometric site plan at the time of permitting;
6. Site is limited to three (3) freestanding signs;
7. Provision of a note on the site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
8. Submittal to and approval by Planning and Zoning of the Major Modification of the Planned Unit Development site plan prior to recording in Probate Court, and the provision of a copy of the recorded site plan (hard copy and .pdf) to Planning and Zoning;
9. Compliance with all Engineering comments noted in the staff report;

10. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
11. Compliance with all Urban Forestry comments noted in the staff report;
12. Compliance with all Fire Department comments noted in the staff report; and,
13. Full compliance with all municipal codes and ordinances.

11. MOD-003571-2025 & MOD-003580-2025

Location: 4800 Moffett Road
Applicant / Agent: The Board of Water and Sewer Commissioners of the City of Mobile (Lindsay Tucker, Garver, LLC, Agent)
Council District: District 1
Proposal: Major Modification of a previously approved Planning Approval allowing the expansion of a water treatment plant in an R-1, Single-Family Residential District, to allow the expansion of a water treatment plant in an R-1, Single-Family Residential Suburban District; and Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site, to allow construction of a new clarifier, pump station, and associated site improvements.

Modification (Planning Approval): The Applicant/Agent requested a holdover to the February 19th meeting by passing a note to staff before the meeting began.

The following person spoke in opposition to the application:

- Hazel Bruman, 4824 Mercades Road, Mobile, Alabama, discussed her property backing up to the MAWSS property. She stated her doors and windows constantly rattled, her house has shifted and constant loud noises due to the work going on at MAWSS. She wanted someone to reach out to her and make her repairs right. She stated her neighbors also had damage due to the shaking going on.

A Motion TO HOLDOVER was made by Harry Brislin and seconded by Nick Amberger. This application was Heldover until the February 19, 2026, meeting.

After discussion the Planning Commission heldover the request to the February 19th meeting, with required revisions and any additional information submitted no later than February 6th to allow the applicant adequate time to address the following:

1. Submission of a revised site plan depicting all existing and proposed site improvements, consistent with the previously approved Planning Approval. The site plan shall include, at a minimum:
 - Total lot area in square feet and acres;
 - The footprint and square footage of all buildings, tanks, clarifiers, processing facilities, and structures;
 - Zoning district information;

- Parking layout and total number of spaces;
 - Traffic circulation and access;
 - All streets along which the site has frontage, including existing rights-of-way;
 - The site's legal description or recorded plat reference;
 - A graphic scale and north arrow; and
 - All required notes, including a note stating that future development or redevelopment may require additional Planning Approval modifications, subject to review and approval by the Planning Commission and City Council; and
2. Submission of an AutoCAD (.dwg) file of the revised site plan meeting the Planning and Zoning Department's submittal standards.

Modification (Planned Unit Development): A Motion TO HOLDOVER was made by Harry Brislin and seconded by Nick Amberger. This application was Heldover until the February 19, 2026, meeting.

After discussion the Planning Commission heldover the request to the February 19th meeting, with required revisions and any additional information submitted no later than February 6th to allow the applicant adequate time to address the following:

1. Submission of a revised site plan depicting all existing and proposed site improvements, consistent with the previously approved Planned Unit Development (PUD). The site plan shall include, at a minimum:
 - Total lot area in square feet and acres;
 - The footprint and square footage of all buildings, tanks, clarifiers, processing facilities, and structures;
 - Zoning district information;
 - Parking layout and total number of spaces;
 - Traffic circulation and access;
 - All streets along which the site has frontage, including existing rights-of-way;
 - The site's legal description or recorded plat reference;
 - A graphic scale and north arrow; and
 - All required notes, including a note stating that future development or redevelopment may require additional PUD modifications, subject to review and approval by the Planning Commission and City Council; and
2. Submission of an AutoCAD (.dwg) file of the revised site plan meeting the Planning and Zoning Department's submittal standards.

12. MOD-003572-2025 & MOD-003573-2025

Location:	65 Mobile Street
Applicant / Agent:	UMS Wright Preparatory School
Council District:	District 1
Proposal:	Major Modification of a previously approved Planning Approval allowing the expansion of an existing private school in an R-1, Single-Family Residential District, to allow the expansion of an existing private

school in an R-1, Single-Family Residential Suburban District; and Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site, to allow construction of a restroom, basketball court, and a covered sidewalk.

Modification (Planning Approval): The Applicant/Agent was present and in agreement with the Findings Of Fact (a-h) and three (3) listed conditions. There was no one else present regarding the application.

A Motion TO APPROVE was made by Nick Amberger and seconded by Matt Anderson. The Motion passed unanimously.

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planning Approval:

- a. The request is consistent with all applicable requirements of this Chapter;
- b. The request is compatible with the character of the surrounding neighborhood;
- c. The request will not impede the orderly development and improvement of surrounding property;
- d. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g. The request shall not be detrimental or endanger the public health, safety or general welfare.
- h. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of the Major Planning Approval Modification to the City Council, subject to the following conditions:

1. Retention of the note stating that "If any trees are proposed to be removed, the applicant should coordinate with Planning and Zoning and Urban Forestry staff on the location of replacement trees";
2. Submittal to and approval by Planning and Zoning of the revised Modified Planning Approval site plan prior to its recording in Probate Court, and provision of a copy of the recorded site plan (hard copy and .pdf) to Planning and Zoning; and,
3. Full compliance with all municipal codes and ordinances.

Modification (Planned Unit Development): The Applicant/Agent was present and in agreement with the Findings Of Fact and all listed conditions. There was no one else present regarding the application.

A Motion TO APPROVE was made by Nick Amberger and seconded by Matt Anderson. The Motion passed unanimously.

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planned Unit Development:

- a. The request is consistent with all applicable requirements of this Chapter;
- b. The request is compatible with the character of the surrounding neighborhood;
- c. The request will not impede the orderly development and improvement of surrounding property;
- d. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g. The request shall not be detrimental or endanger the public health, safety or general welfare.
- h. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of the Major Planned Unit Development Modification to the City Council, subject to the following conditions:

1. Retention of the note stating that "If any trees are proposed to be removed, the applicant should coordinate with Planning and Zoning and Urban Forestry staff on the location of replacement trees";
2. Submittal to and approval by Planning and Zoning of the revised Modified PUD site plan prior to its recording in Probate Court, and provision of a copy of the recorded site plan (hard copy and .pdf) to Planning and Zoning; and,
3. Full compliance with all municipal codes and ordinances.

OTHER BUSINESS:

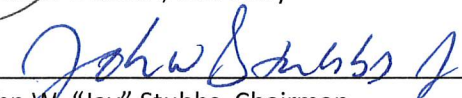
Review of Minutes from the following Planning Commission meetings:

- January 16, 2025
- February 20, 2025
- March 20, 2025

A Motion TO APPROVE was made by Jay Stubbs and seconded by Matt Anderson. The Motion passed unanimously.

Minutes Approved: July 16, 2026



Jennifer Denson, Secretary

John W. "Jay" Stubbs, Chairman