

**MOBILE CITY PLANNING COMMISSION MINUTES**  
**MEETING OF MARCH 4, 2010 - 2:00 P.M.**  
**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**Members Present**

Terry Plauche, Chairman  
William G. DeMouy, Jr.  
Victoria L. Rivizzigno, Secretary  
Stephen J. Davitt, Jr.  
Mead Miller  
Roosevelt Turner  
John Vallas

**Members Absent**

William Curtin  
Nicholas H. Holmes, III  
Herb Jordan  
James F. Watkins, III

**Urban Development Staff Present**

Richard L. Olsen,  
Deputy Director of Planning  
Bert Hoffman,  
Planner II  
Carla Scruggs,  
Planner I  
David Daughenbaugh,  
Urban Forestry Coordinator  
Joanie Stiff-Love,  
Secretary II

**Others Present**

John Forrester,  
City Engineering  
  
Jennifer White,  
Traffic Engineering

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

Mr. Plauche stated the number of members present constituted a quorum and called the meeting to order, advising all attending of the policies and procedures pertaining to the Planning Commission.

**EXTENSIONS:**

**Case #SUB2008-00012 (Subdivision)**

**Woodberry Forest Subdivision Additions**

West side of Wilson Road West at its South terminus, extending to the North terminus of Selby Phillips Drive

Number of Lots / Acres: 78 Lots / 47.9± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

County

The Chair stated the applicant was agreeable with the recommendations and asked if anyone wished to speak on the matter to do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Plauche, with second by Mr. DeMouy, to approve the above referenced request for extension, subject to the additional condition:

- 1) revision of the cul-de-sac right-of-way diameter to 120' to comply with the 2003 International Fire Code standards, and a possible reduction in the number of lots to maintain the required minimum 7,200 square feet of lot area.

The motion carried unanimously.

**Case #SUB2009-00025 (Subdivision)**  
**Renaissance-Mobile Family Housing Subdivision**

452 Beauregard Street

Area bounded by Beauregard Street, Lawrence Street, Bloodgood Street and Conception Street; East side of Lawrence Street extending from Bloodgood Street to Earle Street and the block bounded by Lawrence Street, Manassas Street, J Blair Street and Earle Street

Number of Lots / Acres: 6 Lots / 14.0± Acres

Engineer / Surveyor: Marshall A. McLeod, PLS, LLC.

Council District 2

(Also see **Case #ZON2009-00562 (Planned Unit Development) Renaissance-Mobile Family Housing Subdivision**, below)

The Chair stated the applicant was agreeable with the recommendations and asked if anyone wished to speak on the matter to do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Plauche, with second by Mr. DeMouy, to approve the above referenced request for extension.

The motion carried unanimously.

**Case #ZON2009-00562 (Planned Unit Development)**  
**Renaissance-Mobile Family Housing Subdivision**

452 Beauregard Street

Area bounded by Beauregard Street, Lawrence Street, Bloodgood Street and Conception Street; East side of Lawrence Street extending from Bloodgood Street to Earle Street and the block bounded by Lawrence Street, Manassas Street, J Blair Street and Earle Street

Planned Unit Development Approval to allow multiple buildings on a single building site

Council District 2

(Also see **Case #SUB2009-00025 (Subdivision) Renaissance-Mobile Family Housing Subdivision**, above)

The Chair stated the applicant was agreeable with the recommendations and asked if anyone wished to speak on the matter to do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Plauche, with second by Mr. DeMouy, to approve the above referenced request for extension.

The motion carried unanimously.

**NEW SUBDIVISION APPLICATIONS:**

**Case #SUB2010-00017**

**Boothe Subdivision**

1512 & 1514 South Broad Street

Northwest corner of South Broad Street, and Lucille Street, (not open) 205'± South of Sutton Avenue, extending to the Illinois Central Gulf Railroad right-of-way

Number of Lots / Acres: 1 Lot / 3.9± Acres

Engineer / Surveyor: Rester & Coleman Engineers, Inc.

Council District 3

The Chair stated the applicant was agreeable with the recommendations and asked if anyone wished to speak on the matter to do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Vallas, with second by Mr. Turner, to approve the above reference subdivision, subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provide 50' from the centerline of South Broad Street;**
- 2) **completion of the Vacation process for Lucille Street and the recording of such prior to signing the Final Plat;**
- 3) **illustration of the 25' minimum building setback line along South Broad Street as measured from any required dedication;**
- 4) **illustration of the 25' minimum building setback line along the Illinois Central Gulf Railroad right-of-way as measured from the current right-of-way line;**
- 5) **placement of a note on the Final Plat stating that the subdivision is limited to two curb-cuts to South Broad Street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) **labeling of the lot with its size in square feet and acres, after the Lucille Street vacation and any required dedication, or the furnishing of a table on the Final Plat providing the same information;**
- 7) **placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities; and,**
- 8) **subject to the Engineering Comments: *(Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit).***

The motion carried unanimously.

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**Case #SUB2010-00021**

**Booker T. Washington Highlands Subdivision, First Addition, Block F, Re-subdivision of Lots 8 & 9**

Southeast corner of First Avenue and Prince Street

Number of Lots / Acres: 1 Lot / 0.3± Acre

Engineer / Surveyor: Frank A. Dagley & Associates, Inc.

Council District 1

The Chair announced the matter had been recommended for denial, however, if there were those who wished to speak on the matter to please do so at that time.

Frank Dagley, Frank A. Dagley and Associates, spoke on behalf of the applicant and made the following points in favor of approval:

- A. denial was based upon having to go before the Board of Zoning Adjustment, which took place on Monday, March 1, 2010, to get approval to put two residences on one lot;
- B. on Monday, March 1, 2010, the Board of Zoning Adjustment did approve the requested variance;
- C. staff had advised that the matter before the Commission today would be approved because of the Board's approval; and,
- D. based upon the Board of Zoning Adjustment's variance approval, it was believed that the site should be permitted to have the two curb-cuts requested.

Mr. Olsen explained that the matter was recommended for denial due to the fact that the variance had been recommended for denial, however, as the Board of Zoning Adjustment had approved the matter before them, the staff would have no problems with the Commission approving the subdivision, and offered the following conditions for that approval:

- A. changing of the name to add "Revised" to the Re-subdivision;
- B. retention of a note on the final plat limiting the site to two curb-cuts, one to First Avenue, and one to Prince Street;
- C. retention of the 25-foot minimum building setback line along all rights-of-way;
- D. retention of the lot size labeling, in square feet;
- E. retention of the minimum FFE and location of flood zones on the plat;
- F. retention of a note on the final plat stating that approval of all applicable federal, state and local agencies will be required prior to the issuance of any permits; and,
- G. retention of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened or otherwise protected species.

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Mr. Dagley stated his agreement with the conditions.

Hearing no opposition or further discussion, a motion was made by Mr. Vallas, with second by Mr. DeMouy, to approve the above referenced subdivision, subject to the following conditions:

- 1) **changing of the name to add “Revised” to the Re-subdivision;**
- 2) **retention of a note on the final plat limiting the site to two curb-cuts, one to First Avenue, and one to Prince Street;**
- 3) **retention of the 25-foot minimum building setback line along all rights-of-way;**
- 4) **retention of the lot size labeling, in square feet;**
- 5) **retention of the minimum FFE and location of flood zones on the plat;**
- 6) **retention of a note on the final plat stating that approval of all applicable federal, state, and local agencies will be required prior to the issuance of any permits; and,**
- 7) **retention of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and federal regulations regarding endangered, threatened, or otherwise protected species.**

The motion carried unanimously.

**Case #SUB2010-00019**

**D. Petway Subdivision**

429 Lincoln Boulevard

Southwest corner of Lincoln Boulevard and Twelfth Street

Number of Lots / Acres: 1 Lot / 0.3± Acre

Engineer / Surveyor: John Farris Crenshaw

Council District 7

The Chair stated the applicant was agreeable with the recommendations and asked if anyone wished to speak on the matter to do so at that time.

Mr. Olsen stated the application also had a “sister” application that was heard by the Board of Zoning Adjustment to allow a four unit apartment complex and that application had been denied by the Board. He added that there had been a meeting with the applicant’s agent that afternoon and they had discussed the subdivision of the property into one lot. He noted that as a result of the further discussion, that it might be beneficial to hold the matter over to the April 1, 2010, meeting, to allow the applicant time to decide what course of action they would like to pursue.

Hearing no opposition or discussion, a motion was made by Mr. Plauche, with second by Dr. Rivizzigno, to hold the application over until the April 1, 2010, meeting, to allow the

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applicant to consider the feasibility of proceeding or not, as suggested by staff at the meeting.

The motion carried unanimously.

**Case #SUB2010-00016**

**Mobile South Business Park Subdivision, Unit One, Re-subdivision of Lots 13-A, 13-B and 14**

5270 Business Parkway

West side of Business Parkway at the West terminus of Mobile South Street

Number of Lots / Acres: 2 Lots / 4.2± Acres

Engineer / Surveyor: Richard L. Patrick

Council District 4

The Chair stated the applicant was agreeable with the recommendations and asked if anyone wished to speak on the matter to do so at that time.

Hearing no opposition or discussion, a motion was made by Dr. Rivizzigno, with second by Mr. DeMouy, to approve the above referenced re-subdivision, subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that the subdivision is limited to the existing curb-cuts along Business Parkway with the size, location, and design of any additional curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities; and,**
- 3) **full compliance with all municipal codes and ordinances.**

The motion carried unanimously.

**Case #SUB2010-00018**

**Ellis-Todd Tomkins Estates Subdivision, Re-subdivision of Lot 14**

4949 Audubon Drive

East side of Audubon Drive, 3/10± mile South of Higgins Road

Number of Lots / Acres: 2 Lots / 1.5± Acre

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

Council District 4

The Chair stated the applicant was agreeable with the recommendations and asked if anyone wished to speak on the matter to do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Turner, with second by

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Mr. DeMouy, to waive Section V.D.3. and approve the above reference re-subdivision, subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provide 30' from the centerline of Audubon Drive;**
- 2) **revision of the lot size information to reflect dedication;**
- 3) **placement of a note on the Final Plat stating that each lot is limited to one curb-cut, with the size, location, and design to be approved by Traffic Engineering, and to conform to AASHTO standards;**
- 4) **compliance with Engineering Comments: “*Lot is located in the X-Shaded and AE Flood Zone as determined by scaling from FIRM. There is to be no fill placed on this lot without providing compensation. Need to label the minimum FFE on the plat and on any construction plans. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit*”;**
- 5) **placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
- 6) **placement of a note on the Final Plat stating that approval of all applicable federal, state, and local environmental agencies for wetlands or floodplains issues is required prior to the issuance of any permits or land disturbance activities; and,**
- 7) **full compliance with all municipal codes and ordinances.**

The motion carried unanimously.

**Case #SUB2010-00020**

**The Town of Saltaire Bay Front District Subdivision**

10178 Kearns Road

East and West side of Kearns Road, 5/10± mile North of Saltaire Road

Number of Lots / Acres: 16 Lots/ 41.9± Acres

Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.

County

The Chair stated the applicant was agreeable with the recommendations and asked if anyone wished to speak on the matter to do so at that time.

Don Rowe, Rowe Surveying & Engineering Co., spoke on behalf of the applicant. He stated he had spoken with the staff and the client wanted condition number 2 of the recommendations modified so that it was clear that the applicant could get a bond or some other type of surety for the construction of the proposed road.

Mr. Olsen stated there would be no problem with that modification as the Subdivision

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Regulations allowed for the provision of a bond in lieu of construction to allow the plat to be recorded, but for Mr. Rowe's client's peace of mind, the addition of a phrase stating "or submission of a bond acceptable by County Engineering" would not be a problem.

Hearing no opposition or discussion, a motion was made by Mr. Turner, with second by Mr. DeMouy, to waive Sections V.D.1. and V.D.3. and approve the above referenced subdivision, subject to the following conditions:

- 1) **revision of the plat to indicate a 120'-diameter cul-de-sac at the North terminus of Bay Front Drive;**
- 2) **construction of the private streets or provision of a bond acceptable by County Engineering, in accordance with Section VIII.E.2.c of the Subdivision Regulations;**
- 3) **placement of a note on the Final Plat stating that the maintenance of all private streets is the responsibility of the property owners and not Mobile County;**
- 4) **revision of the plat to indicate a 25' minimum building setback line along all street frontages unless greater is indicated, including within future development and common areas;**
- 5) **placement of a note on the Final Plat stating that each lot along Bay Front Drive is limited to one curb-cut, and Lot P is limited to two curb-cuts to Bridge Water Drive, with the size, location, and design of all curb-cuts to be approved by County Engineering and conform to AASHTO standards;**
- 6) **placement of a note on the Final Plat stating that there shall be no access to Kearns Road to the South of the subdivision;**
- 7) **labeling of all lots with their sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 8) **revision of the plat to indicate all lot dimensions;**
- 9) **revision of the plat to remove the recreational amenities near the Southeast portion of the lake from the Future Development area and include them in the Common Area if such amenities are to be for common property owners' use;**
- 10) **inclusion of the area to the West of the lake labeled as Not Included to be either a Common Area or Future Development;**
- 11) **placement of a note on the Final Plat stating that the maintenance of all common areas is the responsibility of the property owners and not Mobile County;**
- 12) **placement of a note on the Final Plat stating that approval of all applicable federal, state, and local environmental agencies for wetlands or floodplain issues is required prior to the issuance of any permits or land disturbance activities;**
- 13) **placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to**



- the issuance of any permits or land disturbance activities;
- 14) placement of a note on the Final Plat stating that the development has been designed to comply with all other stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the obtaining of permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering; and,
  - 15) placement of a note on the Final Plat stating that any lots developed commercially which adjoin residentially developed property shall provide a buffer in compliance with Section V.A.8. of the Subdivision Regulations.

The motion carried unanimously.

**NEW ZONING APPLICATIONS:**

**Case #ZON2010-00297**

**Thompson Properties**

5890 Rangeline Road

Southwest corner of Rangeline Service Road and Rabbit Creek Drive

Rezoning from B-5, Office Distribution Districts, to I-1, Light Industry District, to allow a refrigeration service and supply company

Council District 4

The Chair announced the matter was recommended for holdover and the applicant had agreed to that hold over. He added the actual hearing would take place on April 1, 2010, but if there were those present who wished to speak to please do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Plauche, with second by Dr. Rivizzigno, to hold the matter over until the April 1, 2010, meeting, with the following to be submitted by March 15, 2010:

- 1) scope of operations detailing the proposed use in terms of sales versus rentals and servicing; and,
- 2) a narrative justifying the request for rezoning.

The motion carried unanimously.

**GROUP APPLICATIONS:**

**Case #SUB2010-00002 (Subdivision)**

**Greater Vision of Faith Subdivision**

461 & 463 Bay Shore Avenue

Southwest corner of Bay Shore Avenue and Josephine Street

Number of Lots / Acres: 1 Lot / 1.0± Acre

Engineer / Surveyor: Rowe Surveying & Engineering Co. Inc.

Council District 1

(Also see **Case #ZON2010-00005 (Planned Unit Development) Greater Vision of Faith Subdivision** below)

The Chair announced the matter was recommended for holdover and the applicant had agreed to that hold over. He added the actual hearing would take place on April, 1, 2010, but if there were those present who wished to speak to please do so at that time.

Ricky Stearns, 1254 Garland Street, Mobile, AL, asked for clarification from the staff on the matter.

Mr. Olsen advised the church was proposing to build a new building in the center of their site and would also be working on their parking.

Hearing no opposition or further discussion, a motion was made by Mr. Plauche, with second by Dr. Rivizzigno, to hold the matter over until the April 1, 2010, meeting, with revisions due by noon on Wednesday, March 17, 2010, to address the following:

- 1) address all of the issues regarding the PUD including any easements or notes that may be required by City Engineering.**

The motion carried unanimously.

**Case #ZON2010-00005 (Planned Unit Development)**

**Greater Vision of Faith Subdivision**

461 & 463 Bay Shore Avenue

(Southwest corner of Bay Shore Avenue and Josephine Street).

Planned Unit Development Approval to allow multiple buildings on a single building site.

Council District 1

(Also see **Case #SUB2010-00002 (Subdivision) Greater Vision of Faith Subdivision**, above)

The Chair announced the matter was recommended for holdover, but if there were those present who wished to speak to please do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Plauche, with second by Dr. Rivizzigno, to hold the matter over until the April 1, 2010, meeting, with

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revisions due by noon on Wednesday, March 17, 2010, to address the following:

- 1) **submittal of a revised narrative describing the activities and uses that the proposed Family Center building, including a floor plan;**
- 2) **inclusion of a development time schedule as required by Section 64-5.D.2.a (2) of the Zoning Ordinance;**
- 3) **consultation and possible revision of the site plan to comply with Engineering Requirements: “A drainage easement will be required on each side of the creek; the width of the easement shall be a minimum of 50’ wide and its location to be coordinated with City Engineering Department. The parking lot on the south side of the creek shall not extend beyond the existing top of bank without approval from the City Engineer. A note shall be added to the plat stating that any pavement or other structure located within the drainage easement is subject to removal without compensation for the purposes of maintenance of the creek and any cost associated with the replacement of such shall be the sole responsibility of the property owner. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit. Any existing damaged sidewalk panels and/or driveway aprons shall be replaced”;**
- 4) **revision of the site plan to comply with Traffic Engineering requirements: “Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The northern most drive accessing Bayshore Avenue must be widened to the standard of twenty-four feet with twenty foot radii. The unused driveway cuts to Bayshore Avenue must be removed. Limited to one curb-cut to Josephine Street”;** and,
- 5) **removal of any parking and/or maneuvering area from the right-of-way.**

The motion carried unanimously.

**Case #SUB2010-00015 (Subdivision)**

**Kingswood United Methodist Place Subdivision**

5200 Perin Road

Northwest corner of Perin Road and Perin Court

Number of Lots / Acres: 1 Lot / 5.1± Acres

Engineer / Surveyor: Erdman Surveying, LLC

Council District 4

(Also see Case #ZON2010-00262 (Planned Unit Development) **Kingswood United Methodist Place Subdivision**, and, Case #ZON2010-00263 (Planning Approval)

**Kingswood United Methodist Place Subdivision**, below)

The Chair stated the applicant was agreeable with the recommendations and asked if

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anyone wished to speak on the matter to do so at that time.

Dennis Carlisle, architect for the project, spoke on behalf of the applicant and stated he understood the need to re-submit the drawings for the development.

Mr. Olsen advised the applicant's representative that once the material was corrected, the matter would be ready for submission to the Permitting Department.

Hearing no opposition or discussion, a motion was made by Dr. Rivizzigno, with second by Mr. DeMouy, to approve the above referenced subdivision, subject to the following conditions:

- 1) **placement of a note on the final plat stating that the lot is limited to the two existing curb-cuts to Perin Road, with the size, location, and design to be approved by Traffic Engineering and in conformance with AASHTO standards;**
- 2) **placement of a note on the final plat stating that the lot is denied direct access to Perin Court;**
- 3) **provision of an adequate curb radius, in compliance with Section V.B.16 of the Subdivision Regulations, at the intersection of Perin Road and Perin Court;**
- 4) **depiction of a 25' minimum building setback from both streets;**
- 5) **placement of a note on the final plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
- 6) **completion of the subdivision process prior to the issuance of any permits or land disturbance activities;**
- 7) **compliance with City Engineering comments: *(A land disturbance permit will be required for the proposed storage garage. Detention will be required for any increase in impervious area in excess of 4,000 square feet added to the site since 1984. Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit);* and,**
- 8) **submission of revised Planned Unit Development and Planning Approval site plans to the Planning Section of Urban Development prior to the issuance of any permits or land disturbance activities.**

The motion carried unanimously.

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**Case #ZON2010-00262 (Planned Unit Development)**

**Kingswood United Methodist Place Subdivision**

5200 Perin Road

Northwest corner of Perin Road and Perin Court

Planned Unit Development Approval to allow multiple buildings on a single building site.

Council District 4

(Also see **Case #SUB2010-00015 (Subdivision) Kingswood United Methodist Place Subdivision**, above, and, **Case #ZON2010-00263 (Planning Approval) Kingswood United Methodist Place Subdivision**, below)

The Chair stated the applicant was agreeable with the recommendations and asked if anyone wished to speak on the matter to do so at that time.

Hearing no opposition or discussion, a motion was made by Dr. Rivizzigno, with second by Mr. DeMouy, to approve the above referenced Planned Unit Development, subject to the following conditions:

- 1) **completion of the subdivision process;**
- 2) **coordination with Urban Forestry regarding frontage trees along Perin Road;**
- 3) **full compliance with all other municipal codes and ordinances;**
- 4) **revision of site plan to reflect corner radius dedication;**
- 5) **compliance with City Engineering comments: (*A land disturbance permit will be required for the proposed storage garage. Detention will be required for any increase in impervious area in excess of 4,000 square feet added to the site since 1984. Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit*); and,**
- 6) **submission of a revised Planned Unit Development site plan to the Planning Section of Urban Development prior to the issuance of any permits or land disturbance activities.**

The motion carried unanimously.

**Case #ZON2010-00263 (Planning Approval)**

**Kingswood United Methodist Place Subdivision**

5200 Perin Road

Northwest corner of Perin Road and Perin Court

Planning Approval to allow a church in an R-1, Single-Family Residential District.

Council District 4

(Also see **Case #SUB2010-00015 (Subdivision) Kingswood United Methodist Place Subdivision**, and, **Case #ZON2010-00262 (Planned Unit Development) Kingswood United Methodist Place Subdivision**, above)

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The Chair stated the applicant was agreeable with the recommendations and asked if anyone wished to speak on the matter to do so at that time.

Hearing no opposition or discussion, a motion was made by Dr. Rivizzigno, with second by Mr. DeMouy, to approve the above referenced Planning Approval, subject to the following conditions:

- 1) completion of the subdivision process;**
- 2) coordination with Urban Forestry regarding frontage trees along Perin Road;**
- 3) full compliance with all other municipal codes and ordinance;**
- 4) revision of site plan to reflect corner radius dedication;**
- 5) compliance with City Engineering comments: (*A land disturbance permit will be required for the proposed storage garage. Detention will be required for any increase in impervious area in excess of 4,000 square feet added to the site since 1984. Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit*); and,**
- 6) submission of a revised Planning Approval site plan to the Planning Section of Urban Development prior to the issuance of any permits or land disturbance activities.**

The motion carried unanimously.

**OTHER BUSINESS:**

Mr. Olsen advised the Commission members that the joint work meeting between the Commission and the City Council to review the “New Plan for Mobile” was still in the planning stages. He added that once a date for that meeting had been set by the project manager that information would be forwarded to the members.

Mr. Olsen also regretted to inform the members that based upon an email received from Mr. Curtin that morning; Mr. Curtin, effective immediately, resigned from his position on the Planning Commission.

Hearing no further business, the meeting was adjourned.

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**APPROVED:** April 15, 2010

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Dr. Victoria Rivizzigno, Secretary

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Terry Plauche, Chairman

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