

MINUTES, PLANNING COMMISSION, SEPTEMBER 22, 2025

The Planning Commission of the City of Robertsdale, Alabama met Monday, September 22, 2025, at 6:00 p.m. in the Council Chambers of Robertsdale City Hall, that being the date, time, and place for such meeting.

Upon roll call the following members of the Commission were found to be present: Chairman Eric Spaulding, Councilmember Joe Kitchens, Samantha Rockenbauer, Mark Fincher, Fabia Waters, Jonathan Kitchens, and Tonya Lynn. Absent members: Cheryl Parnell, and Charles Murphy. A quorum being present the meeting proceeded with the transaction of business.

Chairman Eric Spaulding presided over the meeting. Kate Whalley served as Secretary. Greg Smith, City Engineer, was also in attendance.

Chairman Spaulding called for any additions or corrections to the minutes presented for approval from the August 25, 2025 meeting. There being none, a motion was made by Jonathan Kitchens, seconded by Fabia Waters, with a unanimous approval to accept the minutes from the August 25, 2025 meeting as presented. Motion carried.

Eric Spaulding introduced the first item on the agenda, a request from Goodwyn Mills Cawood, LLC to allow septic tanks in Parker's Place subdivision located at 21910 Sanca Ln. This item was tabled from the August 25, 2025 meeting.

Greg Smith explained that this item had been tabled at the previous meeting. Since then, the property owner submitted an email requesting that the matter be removed from the agenda for the time being. Tonya Lynn made a motion to remove the request from Goodwyn Mills Cawood, LLC to allow septic tanks at Parker's Place subdivision from the agenda. Samantha Rockenbauer seconded the motion. The motion passed without objection.

Eric Spaulding introduced the second item on the agenda, a sketch plat review submitted by Modern Legacy Investments for the Palmer Farms Subdivision. The proposed development consists of 32 lots and is located at 22711 Palmer Street.

Greg Smith explained that this item concerns Palmer Farms Subdivision, which was recorded within the last couple of months. The property is located on the south side of Richmond Street and the west side of Palmer Street. He displayed the original recorded plat, which consisted of 18 lots. The new sketch proposal seeks to reconfigure the existing lots along Richmond Street and add an L-shaped cul-de-sac extending south and west across two of the previously platted larger lots. Greg noted that Jacob Lee from Modern Legacy Investments, LLC was present to answer any questions from the Commission.

The Planning Commission members expressed significant concern about ensuring the wetlands within the subdivision remain designated as non-buildable areas. They discussed the possibility of moving the wetlands into a common area to prevent future property owners from gradually encroaching upon or altering them. Additional concerns were raised regarding lot size, emergency vehicle access, and stormwater management within the proposed layout.

Eric Spaulding announced that the next three items on the agenda are public hearings. The first public hearing is a two-lot subdivision request from Aaron Yetter and Tiffany Bounds for the property located at 18527 Michigan Street.

Greg Smith explained that this subdivision request arose because a portion of the city road, Michigan Street, encroaches onto the applicants' property. He displayed a map showing where the road cuts across the corner of the parcel. About a year ago, the property owners approached the city to find a way to resolve the issue while retaining usable property. The City agreed to cover the cost of the survey if the owners would agree to reconfigure their property, which currently consists of three 50-foot-wide lots, into two lots approximately 60 feet wide. As part of the process, the owners agreed to convey the small triangular corner section—where the city road encroaches—to the City of Robertsdale. In return, they would receive approval for the reconfiguration, resulting in two buildable residential lots. The Board of Adjustments reviewed and approved a variance for the minimum lot width about four or five months ago. Greg stated that this re-subdivision corrects a long-standing issue where the road had unknowingly been located on private property for several decades. The new plat will formally dedicate the affected area to the city while creating two conforming lots for Aaron Yetter and Tiffany Bounds. The zoning of the property will remain R-3.

Chairman Spaulding opened the public hearing. With no comments from the public, the hearing was closed. Jonathan Kitchens made a motion to approve the request for a two-lot subdivision at 18527 Michigan Street. Fabia Waters seconded the motion. The motion was approved without objection.

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Eric Spaulding, next on our agenda is JBL investments, LLC. Preliminary/final plat two lot subdivision for the property located at 23560 State Highway 59.

Greg Smith explained that the property in question is an L-shaped commercial parcel with frontage on Highway 59, Pope Street (County Road 54), and County Road 65 along the rear. The site currently contains two existing businesses: Alfa Insurance, which fronts Pope Street, and Cockrell's Body Shop, which accesses the site from Highway 59.

The owners, JBL Investments, LLC, are requesting approval to divide the property into two separate parcels. Greg stated that both proposed lots meet the requirements for B-1 zoning. Since the properties are already fully developed, no new construction is planned. The subdivision is primarily being requested for business or financial purposes to allow each business to be deeded separately.

Chairman Spaulding opened the public hearing. With no comments from the public, the hearing was closed. Samantha Rockenbauer made a motion to approve the two-lot subdivision request for the property located at 23560 State Highway 59, subject to the engineering notes. Tonya Lynn seconded the motion. The motion to approve passed without objection.

Eric Spaulding introduced the final item on the agenda: the preliminary plat for Polson Farms Subdivision by the Martha Dell Trust and Bluewater Design, LLC, consisting of 201 lots. The property is located at 21026 County Road 48.

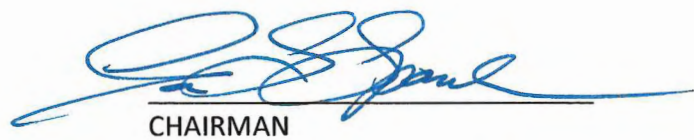
Greg Smith noted that, due to the high number of deficiencies identified in the staff report and the late submission of updated materials, he recommended tabling the request. Mike Thomas, representing Bluewater Design, LLC, asked that the public hearing proceed in case anyone was present to speak. Eric Spaulding opened the public hearing; with no comments, the hearing was closed. Fabia Waters made a motion to table the preliminary plat request for the Polson Farms subdivision. Samantha Rockenbauer seconded the motion. Without objection, the motion to table passed.

There being no further business to come before the Commission, a motion to adjourn was made by Tonya Lynn, seconded by Fabia Waters, with unanimous approval, motion carried.

APPROVED THIS 27 DAY OF OCTOBER, 2025.



SECRETARY



CHAIRMAN