



PLANNING & ZONING
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 2432
ORANGE BEACH, ALABAMA 36561



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, June 9, 2025, 4:00 PM
City Hall, City Council Chamber
4099 Orange Beach Boulevard**

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. APPROVAL OF AGENDA

F. CONFLICTS OF INTEREST

G. APPROVAL OF MINUTES AND CERTIFIED RECORDS

1. Approval of minutes from the Regular Meeting on May 12, 2025.

H. PUBLIC HEARINGS

1. Case No. 0603-CU-25, Keel RV Storage, Third Addition

Lieb Engineering Company LLC, on behalf of Mark Keel Construction LLC, requests a recommendation to the City Council for **Conditional Use Approval** to construct three mini-warehouse buildings. The property is located at 27103 Canal Road in the General Business (GB) zoning district.

2. Case No. 0605-CPA-25, Comprehensive Plan Amendment, PIN 49734

The Community Development Department requests approval of a **Comprehensive Plan Amendment** to change the Future Land Use Map (FLUM) land use designation for Property PIN 49734 from *Commercial Center Low Intensity* to *Neighborhood Preservation*. The property is located at 28226 Canal Road.

3. Case No. 0606-CPA-25, Comprehensive Plan Amendment, PIN 208996 and 20644

The Community Development Department requests approval of a **Comprehensive Plan Amendment** to change the Future Land Use Map (FLUM) to give Property PIN 208996 and 20644 the land use designation of *Civic Space*. The properties are located on Russian Road.

I. SITE PLAN REVIEWS

1. Case No. 0601-SP-25, Lauder Lane Commercial Complex

Lieb Engineering Company LLC, on behalf of Mark Keel Construction LLC, requests approval of **Site Plan Review** to construct a two-story, 3,700-SF commercial building. The property is located at 4318 Lauder Lane in the Neighborhood Business (NB) zoning district.

2. Case No. 0602-SP-25, Grander Marine Boat Barn

Lieb Engineering Company LLC, on behalf of Grander Marine LLC, requests approval of **Site Plan Review** to construct a dry boat storage building. The property is located to the southeast of Grander Marine, which is located at 26754 Canal Road, in the Marine Resort (MR) zoning district.

3. Case No. 0604-SP-25, Orange Beach Mini Golf, Building Additions

John E. Pilcher, Jody T. Pilcher III, Mary E. Pilcher, and Emmie Pilcher Flowers request approval of **Site Plan Review** to modify a previously approved site plan for a miniature golf facility by increasing the floor area of the ice cream shop and by constructing a pizza parlor and ticket office. The property is located at 24621 and 24645 Perdido Beach Boulevard in the General Business (GB) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN