

CITY OF PASS CHRISTIAN, MISSISSIPPI

HISTORIC PRESERVATION COMMISSION

REGULAR MEETING

October 11, 2017

BE IT REMEMBERED that the Historic Preservation Commission of the City of Pass Christian, Mississippi, met on the above date at the Municipal Complex Auditorium, 105 Hiern Avenue, Pass Christian, Mississippi, at 6 p.m.

Present: Chair. Margaret Jean Kalif, Vice Chair. Nonie DeBardleben, Commissioners Danny Taylor, Amy Wood, Ann James, Jenny Nicaud and Dorothy Roberts. Commissioner Scott Naugle was present by phone (per the Teleconferencing Statute for Public Meetings).

Also present were the Mayor, Leo McDermott, the City Attorney, Malcolm Jones, and the City Planner, Danit Simon.

Excused Absence: Commissioner Melissa Wagner

Unexcused Absence: n/a

There being a quorum present to transact business of the Commission, the following proceedings were had and done:

Table Minutes: The September 13, 2017 minutes were *Tabled*.

Discussion: n/a

Motion to Table: Commissioner Taylor

Second: Commissioner Wood

Vote: Unanimous

New Business:

A. Ratify Fence, Crane Builders as agent for David Cordell, 549 East Scenic Drive, Parcel #0413D-03-014.000, T3E Estate Zone.

Discussion: n/a

Motion to Approve: A motion was made by Commissioner DeBardleben to ratify the requested fence.

Second: Commissioner Taylor

Vote: Unanimous

B. Courtesy Review: New Construction, Office Building, Danny Taylor as agent for Crawford Realty Group, 107 E Scenic Drive, Parcel #0313H-02-063.000, T5C Mixed-Use Zone.

Discussion: Commissioner Taylor recused himself and presented the application to the Commission.

Motion to Approve: A motion was made by Commissioner Roberts to approve the Courtesy Review.

Second: Commissioner DeBardleben

Vote: Unanimous

C. New Construction, Municipal Parking Lot, City of Pass Christian, 305 E Scenic Drive, Parcel #0313H-02-011.000, T4L Mixed-Use Zone.

Discussion: Commissioner Wood recused herself from the application, as she leases office space from Sazerac Square.

Chairperson Kalif introduced the project and explained that this is not a Zoning Board of Adjustments Meeting or a Planning Commission Meeting. This is a Historic Commission Meeting, which has narrow criteria as outlined in the Historic Ordinance and Guidelines. After the Commissioners ask questions, only those individuals with standing or a vested interest will have an opportunity to speak. The first order of business is to determine if the Historic Commission has jurisdiction over municipal projects.

Virgil Gillespie, attorney for Sazerac LCC (owners of the southern parcel that the City will be leasing), spoke against the Historic Commission having jurisdiction.

Malcolm Jones, attorney for the City of Pass Christian, the applicant, stated that it is unclear whether the Historic Commission has jurisdiction. As a precaution and to receive input from the Commission, the City is prepared to move forward with the application.

Henry Laird, attorney for the Steiners at 309 E Scenic Drive, spoke in support of the Historic Commission having jurisdiction.

Motion to Approve: A *Motion* was made by Commissioner DeBardleben that the Historic Preservation Commission has jurisdiction over municipal projects within the Historic District.

Second: Commissioner Taylor

Vote: Motion Carried

Aye: DeBardleben, Taylor, Roberts and Naugle

Nay: James

Abstain: Nicaud

Recuse: Wood

Discussion: Jones presented the City's application.

Laird spoke against the application.

Jeff and Amy Steiner, 309 E Scenic Drive, spoke against the application.

Jones rebutted the arguments against the application.

Mayor Leo McDermott spoke in support of the application.

Bill Hightower, 15 Japonica Drive, spoke against the application.

Jones stated that Hightower lives over a mile from the project site, and does not have standing or a vested interest in the project.

Motion to Deny: A *Motion* was made by Commissioner DeBardleben to *deny* the Certificate of Appropriateness due to an incomplete application and a structure incompatible with the Historic District.

Second: Commissioner Taylor

Vote: Motion Carried

Aye: DeBardleben, Taylor, Roberts, Nicaud and Naugle

Nay: James

Recuse: Wood

Commissioner Wood returned to the meeting.

Old Business: n/a

Other Business/Public Comment: n/a

Adjournment: Commissioner James made a motion to adjourn the meeting at 8pm.

Second: Commissioner DeBardleben

Vote: Unanimous

Chairperson

Date: