

## MINUTES

### CALL TO ORDER

Acting Chairman Ken Austin called the meeting to order at 6:05 PM. In attendance were Commissioners Steve Hunter, Margaret Jean Kalif, Adam Pace, and Lisa Smith. In the absence of the City Planner, Danit Simon, Commissioner Tom Phares presented the applications to the Commissioners.

### ADOPTION OF MINUTES

The first order of business was to table the adoption of the minutes from the monthly Planning Commission meeting held on May 15, 2017. A *Motion* by Commissioner Pace, seconded by Commissioner Kalif, was made to table the adoption of the minutes. The motion passed unanimously.

### NEW BUSINESS

- *Open Public Hearing*

A Motion by Commissioner Smith, seconded by Commissioner Kalif, was made to open the public hearing. The motion passed unanimously.

- *PD-30-2017, Application for Warrant was made by Ward and Lucinda Guillot to front load park due to 30 foot boat and trailer at 113 Mulberry Lane, Pass Christian, MS in the Timber Ridge Subdivision.*

Commissioner Tom Phares briefed the Planning Commission on the project: The applicant is requesting a variance to allow parking from the front of the house in order to be able to park their boat under the house. The lot is only 80 foot wide and the applicant does not believe there is enough room to have parking on the side of the house.

The applicant Lucinda Guillot explained that they do not have enough clearance to park the boat in a side parking bay. They have two oak trees and will have decorative garage doors that will have nice curb appeal from the street.

A *Motion* by Commissioner Kalif, seconded by Commissioner Pace, was made to approve the Warrant with the condition that garage doors and screening are installed. The motion passed unanimously.

- *PD-31-2017, Application for Warrant made by Keith and Donna Lutenbacher to front load park due to 80 foot lot which tapers down to 73 feet in order to allow parking of boat and trailer at 334 Lemoyne Road, Pass Christian, MS in the Henderson Point Heights Subdivision.*

Commissioner Tom Phares briefed the Planning Commission on the project: The applicant is requesting a Warrant to allow parking from the front of the house in order to be able to park their boat under the house. The lot is only 80 foot wide and tapers down to 73 feet. The applicant does not believe there is enough room to have parking on the side of the house.

The applicant Donna Lutenbacher explained that they do not have enough clearance to park the boat in a side-parking bay. They will screen the parking from the frontage and have garage doors that will have

nice curb appeal from the street.

A *Motion* by Commissioner Kalif , seconded by Commissioner Pace, was made to approve the Warrant with the conditions that garage doors and screening are installed. The motion passed unanimously.

- *Review Privilege License Application with request made by Devern S. Taylor to park his bobtail tractor, without the trailer, in the driveway of his residence at 165 West North St, Pass Christian, MS.*

Commissioner Tom Phares briefed the Planning Commission on the project: The applicant is requesting to park the bobtail tractor without the trailer at his residence. He has applied for a Privilege License for his business, which is a trucking/transportation business. His business is conducted on the interstates and various highways throughout the country. He will only be parking when he is not on the road for business.

A *Motion* by Commissioner Kalif, seconded by Commissioner Pace, was made to approve parking the bobtail tractor without the trailer in the driveway. The motion passed unanimously.

- *Close Public Hearing*

A *Motion* by Commissioner Smith, seconded by Commissioner Kalif, was made to close the public hearing. The motion passed unanimously.

#### **OLD BUSINESS**

n/a

#### **OTHER BUSINESS/PUBLIC COMMENT**

The Commissioners discussed the T4L Use Table office definition. A *Motion* by Commissioner Kalif, seconded by Commissioner Pace, that the Commissioners interpret a doctor's office as a suitable use for an Office as listed in the T4L Use Table definition. The motion passed unanimously.

#### **ADJOURN**

A *Motion* by Commissioner Kalif, seconded by Commissioner Smith, was made to adjourn the meeting at 6:40 P.M. The motion passed unanimously.