

1 City of Pass Christian  
2 Municipal Complex Auditorium  
3 105 Hiern Avenue

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5 **Planning Commission**  
6 **Meeting Minutes**  
7 **Tuesday, April 24, 2018, 6:00 PM**  
8

9 **CALL TO ORDER**

10 Chairman Tom Phares called the meeting to order at 6:00 PM. In attendance were Commissioners, Lisa  
11 Smith, Adam Pace, Ken Austin and Steve Hunter. Commissioners Margaret Jean Kalif, Lisea Johnson  
12 Rebecca O'Dwyer and Michael Lizana were not in attendance.  
13

14 **ADOPTION OF MINUTES**

15 The first order of business was the adoption of the minutes from the monthly Planning Commission  
16 meeting held on January 20, 2018. A *Motion* by Commissioner Pace, seconded by Commissioner Smith,  
17 was made to adopt the minutes with one spelling correction noted by Commissioner Austin. The motion  
18 passed unanimously.  
19

20 **NEW BUSINESS**

21 ○ *Open Public Hearing*

22 A *Motion* by Commissioner Pace, seconded by Commissioner Austin, was made to open the public  
23 hearing. The motion passed unanimously.  
24

25 ○ *Application PD-15-2018, Harold Dawley, 391 Clarence Avenue, Parcel #0313C-04-022.000, Planning*  
26 *Commission Approval for Boat and RV Storage in the T4+ Mixed-Use Zone.*  
27

28 Chairman Phares introduced the topic.  
29

30 The City Planner, Danit Simon, briefed the Planning Commission on the topic: The applicant proposes  
31 developing a parcel on Clarence Avenue that connects to AALCO's main storage facility on North Street  
32 for additional Boat and RV Storage. Since Boat & RV Storage is not on the Use Table, it requires Planning  
33 Commission Approval. Please see the site plan included in your packet. The parcel will be accessed  
34 from AALCO Storage's main entrance on North Street, with open parking followed by covered parking on  
35 the east side of the parcel closer to Clarence Avenue. Because the parcel is only 100-foot wide, they  
36 were not able to locate the covered parking further away from Clarence Avenue, which would create  
37 problems with the needed turning radius.  
38

39 The applicant proposes installing a 6-foot high wooden privacy fence along the southern boundary, to  
40 provide screening from 389 Clarence Avenue, which is an undeveloped property that primarily has  
41 residential options as it is in the T4L Zone. After speaking with the applicant today, there is a new  
42 proposal for the fence along Clarence Avenue, please disregard the information in your packet. The  
43 applicant would like to install a 6-foot high wooden privacy fence along Clarence Avenue, and to leave  
44 some of the natural existing vegetation located between street and the proposed fence. This will keep  
45 the aesthetic of Clarence Avenue for the residential parcels located to the south, instead of having the  
46 visually open fence calling attention to the new commercial use. (Simon handed out photographs of  
47 Clarence Avenue to the Commissioners, explaining that the existing vegetation will provide an additional  
48 buffer.)

49 The parcel is located in a mixed-use neighborhood, near Pass Christian High School and athletic field, the  
50 dollar general store, other boat and RV storage facilities, and single-family residential houses. The use  
51 meets the standards for Planning Commission approval as listed in your packets, and is in harmony with  
52 the character of the neighborhood. We did not receive any objection letters for this project, but the  
53 owner of 383 Clarence, to the immediate south of AALCO Storage, did meet with me to generally object  
54 to the continued commercial development of the area. This concludes my report, I can answer any  
55 questions and the applicant is here to answer any questions as well.

56

57 Commissioner Smith asked if the applicant would be using concrete or gravel?

58

59 Simon responded that the applicant has selected gravel, which will help with drainage.

60

61 A *Motion* by Commissioner Austin seconded by Commissioner Pace, was made to approve the Boat and  
62 RV Storage Use with the wooden privacy fencing to the east and south of the parcel. The motion passed  
63 unanimously.

64

- 65 ○ *Application PD-16-2018, Don Parker as agent of 113 Hayden LLC, 111 & 113 Hayden Avenue, 0512K-*  
66 *04-009.000 & 0512K-04-008.000, Variances to exceed the 12-foot Side Setback Maximum, to not*  
67 *meet the 60% Frontage Buildout, and to provide minimal screening of the parking area for a mixed-*  
68 *use building in the T4C Mixed-Use Zone.*

69

70 Chairman Phares introduced the topic.

71

72 The City Planner, Danit Simon, went over each update from the memorandum: The applicant proposes a  
73 two-story building, with three retail spaces on the first story and four residential units on the second  
74 story. The building has been positioned along the northern boundary where it can be built at grade,  
75 which allows for the commercial units to comply with the ADA requirements without the additional cost  
76 and space that ramps and elevators require. The proposed layout is functional to accommodate the  
77 Flood Maps, ADA requirements, and the SmartCode's park space standards, but requires Variances to  
78 exceed the 12-foot side setback maximum, to not meet the 60% Frontage Buildout, and to provide  
79 minimal screening of the parking area.

80

81 If this building was positioned north-south, fronting Hayden Avenue, it would be more aligned with the  
82 SmartCode, creating a street view that is focused on the building and pedestrians as opposed to the  
83 proposed east-west position that creates a focus on the parking lot. But because of the Flood Zone and  
84 elevation change it is not practical to locate a commercial structure further south where the Flood Maps  
85 will require the building to be elevating above grade. An elevated commercial building complicates ADA  
86 compliance, increases costs, and consumes space on the parcels.

87

88 The T4C Mixed-Use Zone was specifically created to encourage supplemental commercial development  
89 near Wal-Mart. Elements of the SmartCode, most notably the parking standards, were relaxed to allow  
90 for the smaller lots to accommodate businesses, with elements such as sidewalks and fences required to  
91 compliment the existing and future residential structures in the neighborhood.

92 The project requires a Variance from the 12-foot maximum side setback, as the distance from the  
93 building to the southern side property line will be approximately 50-ft. As well, the 36-foot and 8-inch  
94 wide building only achieves approximately 40% of the required 60% Frontage Buildout. The positioning  
95 of the building is not only necessary because of the Flood Maps, but half of 113 Hayden Avenue and all  
96 of 111 Hayden Avenue are needed to accommodate the required parking spaces for this mixed-use  
97 building.

98  
99 Even with the requested Variances, the proposed project is in line with the spirit of the SmartCode as  
100 the T4C Zone was specifically created to encourage the type of development proposed by the applicant  
101 while allowing for more visible parking areas. The project also includes the required sidewalk along  
102 Hayden Avenue that will connect to the existing sidewalk at the adjacent northern retail stores and  
103 parking at 115 & 117 Hayden Avenue. And, a six-foot high wooden privacy fence will be installed on the  
104 west side property line to the rear, and on the southern side property line to provide screening for  
105 future residential developments. A privacy fence is not required along the northern property line, as it  
106 abuts an existing commercial parking lot.

107  
108 While 111 Hayden Avenue is technically a separate parcel utilized entirely for parking, it is not feasible  
109 to completely screen the parking area from the street. In order to provide a clear line of site for drivers  
110 and to accommodate the layout of the driveway, the parking area is proposed with minimal screening  
111 along Hayden Avenue as indicated on the attached site plan with landscaping on the small islands. The  
112 parcel is located in a mixed-use neighborhood, near Wal-Mart, retail stores at 117 Hayden Avenue and  
113 single-family residential houses, please see the aerial map in your packet. The project meets the above  
114 listed Standards for Planning Commission Approval, as it is in harmony with the scale, bulk, coverage,  
115 and character of the neighborhood. This concludes my report, I can answer any questions and the  
116 architect is here to answer questions as well.

117  
118 Commissioner Austin stated that the building is positioned east west to create space for the needed  
119 parking spaces and to stay out of the higher Flood Zone.

120  
121 Simon agreed with Commissioner Austin adding that in addition to higher Flood Zone, the land itself  
122 slopes from approximately 18-feet on the north side of the parcel to 14-feet on the southern side.

123  
124 Chairman Phares stated that the creation of and rezoning to the T4C Zone was done with the hope that  
125 this type of development would take place. 117 Hayden Avenue, the liquor store, has been on its own  
126 for a while, but hopefully this will help to solidify and continue the development of the supplemental  
127 shopping area near Wal-Mart.

128  
129 Kelly Geroux, 10051 Cane Road, Bay of Saint Louise, and owner of 117 Hayden Avenue, asked for  
130 clarification on the exterior building materials, as the T4C Zone has specific requirements.

131  
132 The architect, Don Parker, responded that the exterior materials include stucco walls on the first story,  
133 hardie board on the second story and a metal roof.

134  
135 Geroux pointed out that the code requires hardy board on the exterior.

136  
137 Simon asked Parker if he is amenable to using hardie board on both stories?

138 Parker responded that hardie board is acceptable.

139

140 Simon added stated that the applicant is going to install windows and/or faux-shutters to break up the  
141 blank wall on the east side elevation facing Hayden Avenue.

142

143 Commissioner Pace asked for clarification on the parking spaces requirement.

144

145 Parker answered that the 3,240 square feet of retail space require 4 spaces per 1,000 square feet, which  
146 comes to 14 spaces. And the 4 residential units require 1.5 spaces per unit, which comes to 6 spaces.  
147 Which is a total of 20 required parking spaces and the site plan has 24 parking spaces.

148

149 A *Motion* by Commissioner Austin seconded by Commissioner Smith, was made to approve the  
150 Variances to exceed the 12-foot Side Setback Maximum, to not meet the 60% Frontage Buildout, and to  
151 provide minimal screening of the parking area for a mixed-use building. The motion passed  
152 unanimously.

153

154 ○ *Close Public Hearing*

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

157

#### 158 **OLD BUSINESS**

159

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

161

162 ○ Chairman Phares presented Watters Architects Proposal to update the Zoning Maps.

163

164 Simon explained that the proposal is to combine the four separate maps into one map, to insert the  
165 additional streets names, to use colors that are easier to distinguish, and to create some  
166 promotional material for the SmartCode that would explain the benefits of misunderstood elements  
167 of the code. The new map and promotional materials would be available both online and at the  
168 Building Codes Office. After the fee and budget is finalized with the City Clerk, Waters Architect will  
169 bring some options and progress of the project so that the Commission has an opportunity to give  
170 input before the project is finalized.

171

172 Chairman Austin recommended that the maps allow for individual parcels to be printed that  
173 demonstrate the zone. On a separate note, the Building Codes Office has greatly improved with the  
174 availability of Elevation Certificates and Certificates of Occupancy, but an even better option is to  
175 have those documents available on the City's Website just as other cities are now doing.

176

177 Chairman Phares stated that the Planning Commission endorses the effort to move forward with the  
178 mapping project.

179

#### 180 **ADJOURN**

181 A *Motion* by Commissioner Austin, seconded by Commissioner Smith, was made to adjourn the meeting  
182 at 6:30 P.M. The motion passed unanimously.