

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, March 26, 2019, 6pm**
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10 **CALL TO ORDER**

11 Chairman Tom Phares called the meeting to order at 6:00 PM. In attendance were Commissioners Lisa
12 Smith, Adam Pace, Michael Lizana, Ken Austin, Rebecca O'Dwyer, Lisea Johnson, Steve Hunter and
13 Margaret Jean Kalif.

14
15 Also in attendance was the City Planner, Danit Simon.

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17 **ADOPTION OF MINUTES**

18 The first order of business was the adoption of the minutes from the monthly Planning Commission
19 meeting held on February 26, 2019. A *Motion* by Commissioner Pace, seconded by Commissioner Kalif,
20 was made to adopt the minutes with a correction pointed out by Commissioner Kalif (a grammatical
21 error on line 139). The motion passed unanimously.

22
23 **NEW BUSINESS**

24 ○ *Begin Public Hearing*

25 A *Motion* by Commissioner O'Dwyer, seconded by Commissioner Johnson, was made to begin the
26 public hearing. The motion passed unanimously.

27
28 ○ *Application PD-12-2019, Harold Dawley as agent of Catherine C Myers, 389 Clarence Avenue,*
29 *#0313C-04-023.000, Planning Commission Approval for Boat & RV Storage Use, in the T4L Limited*
30 *Mixed-Use Zone.*

31
32 Chairman Phares introduced the application.

33
34 Commissioner Austin recused himself from the application and left the room.

35
36 The City Planner, Danit Simon, briefed the Planning Commission on the application: The applicant
37 proposes developing a parcel on Clarence Avenue that connects to AALCO's main storage facility on
38 North Street for additional Boat & RV storage. Since Boat & RV Storage is not a category in the Use
39 Table it requires Planning Commission Approval. In April 2018, this Commission recommended approval
40 for Boat & RV storage at 391 Clarence Avenue, which is the neighboring northern parcel. The applicant
41 is now proposing using both 391 and 389 Clarence Avenue as one area for Boat & RV Storage with a
42 combination of covered and uncovered parking.

43
44 The lots will only be accessed from AALCO's main facility entrance on North Street, which will eliminate
45 any possible additional traffic on Clarence Avenue. As well, a six-foot high wooden privacy fence is
46 proposed along Clarence Avenue with a buffer of existing vegetation located between the street and the
47 proposed fence. The combination of fencing and vegetation will be in keeping with the current
48 aesthetic of Clarence Avenue to integrate with the neighboring residential parcels along the street. The
49 applicant proposes installing a six-foot chain link fence along the southern boundary that borders 383
50 Clarence Avenue, a single-family residential property with ample green space. The SmartCode does not
51 allow for chain link fences in the First Layer, and since there will not be a building on the property, I am

52 recommending that the first 20-ft of fencing from Clarence Avenue is a wooden privacy fence that then
53 transitions into the proposed chain link fence for the remaining 180-ft. I have spoken to the applicant
54 and he is amenable to this.

55
56 The map in your packet with the fencing plan also lists 70-ft of wooden privacy fencing along the
57 northern border of 391 Clarence Avenue. From Clarence Avenue to the front of the Dollar Store building.
58 The applicant has informed me that there is already a chain link fence along this boarder, and he does
59 not want to install an additional privacy fence, as he likes the security that the visibility provides. Since
60 the existing chain link fence and the storage area is only visible from the commercial area of North
61 Street, and not the residential area going south on Clarence Avenue, it is a reasonable request.

62
63 The parcel is located in a mixed-use neighborhood, near Pass High school, athletic field, residential
64 houses, AALCO Storage and other boat & RV Storage businesses. The Use meets the standards for
65 Planning Commission Approval, and is in harmony with the character of the neighborhood. This
66 concludes my report and the applicant and property owner are here to answer any questions you may
67 have.

68
69 Chairman Phares asked for clarification on not requiring the 70-feet of wooden privacy fencing along the
70 northern boarder of the 391 Clarence Avenue.

71
72 Simon responded that the Commission could decide whether or not to require that fencing as a
73 condition of approval. The applicant has requested not to install a privacy fence, as he prefers the
74 security that some visibility provides to his facility. If you are standing at the Dollar Store looking south,
75 the visual impact of leaving the existing chain link fence and seeing stored boats and RV's will not have
76 an enormous impact on the area since it is a commercial area. And once you go south, past the chain
77 link fence and into the residential area, the view will be of the wooden privacy fence and existing
78 vegetation.

79
80 A *Motion* by Commissioner Kalif seconded by Commissioner Lizana, was made to approve the Boat & RV
81 Storage Use with the condition of a six-foot high wooden privacy fence and a buffer of existing
82 vegetation along Clarence Avenue; and along the southern property line, for the first 20-feet of fencing
83 from Clarence Avenue to be a six-foot high wooden privacy fence that may then transition into chain link
84 fencing. The motion passed unanimously.

85
86 Commissioner Austin returned to the meeting.

87
88 ○ *End Public Hearing*

89 A *Motion* by Commissioner Pace seconded by Commissioner O'Dwyer, was made to end the public
90 hearing. The motion passed unanimously.

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92 **OLD BUSINESS**

93 N/A

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95 **OTHER BUSINESS/PUBLIC COMMENT**

96 N/A

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98 **ADJOURN**

99 A *Motion* by Commissioner Pace, seconded by Commissioner Kalif, was made to adjourn the meeting at
100 6:10 P.M. The motion passed unanimously.