

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

4
5 **Planning Commission**
6 **Meeting Minutes**
7 **Tuesday, May 29, 2018, 6:00 PM**
8

9 **CALL TO ORDER**

10 Chairman Tom Phares determined that there was not a quorum at 6:00 PM, and the meeting was not
11 called to order. In attendance were Commissioners, Lisa Smith, Ken Austin and Rebecca O'Dwyer.
12 Commissioners Adam Pace, Steve Hunter, Margaret Jean Kalif and Lisea Johnson and were not in
13 attendance. (Michael Lizana arrived at 6:25pm.)
14

15 The City Planner, Danit Simon, was in attendance.
16

17 **NEW BUSINESS**

- 18 ○ Application PD-21-2018, David D Martin & Michelle M Parmeter, 158 Boisdore Avenue, Parcel
19 #02131-04-017.000, Warrant request to access under house parking through the front façade with
20 garage doors and screening in the T3R Single-Family Residential Zone.
21

22 Chairman Phares explained that since there is not a quorum the Commission cannot review and vote on
23 the application, and that Commissioner Austin will further describe the process for the applicant moving
24 forward.
25

26 Commissioners Austin stated that he was the one that objected to the Warrant Application and as not to
27 further delay the applicant, he will withdraw is objection and the City Planner will place the application
28 on the next Board of Aldermen meeting agenda for final approval.
29

30 The applicant, David Martin, thanked the Commission.
31

32 The Commissioners had a brief conversation on the reason why Commission Austin had originally
33 objected to the application, and whether the application was or was not significantly different from
34 other similar requests for under house parking with screening and garage doors.
35

36 **CALL TO ORDER**

37 Commissioner Lizana arrived and Chairman Phares determined that there was a quorum and called the
38 meeting to order at 6:25pm. In attendance were Commissioners, Lisa Smith, Ken Austin and Rebecca
39 O'Dwyer and Lizana. Commissioners Adam Pace, Steve Hunter, Margaret Jean Kalif, Lisea Johnson and
40 were not in attendance.
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42 **ADOPTION OF MINUTES**

43 The first order of business was the adoption of the minutes from the monthly Planning Commission
44 meeting held on April 24, 2018. A *Motion* by Commissioner Austin, seconded by Commissioner Lizana,
45 was made to adopt the minutes. The motion passed unanimously.
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47 **OLD BUSINESS**
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51 **OTHER BUSINESS/PUBLIC COMMENT**

52 Three members of the public attended the meeting and asked questions regarding construction at 106
53 Shadowlawn and 1301 E Beach Boulevard.

54

55 Chairman Phares responded that the house at 106 Shadowlawn meets the setback requirements, will
56 have a stucco exterior, and will have screening under the house along the street and the first 20 feet of
57 each side. The owner might screen the entire southern side of the house with garage doors, but the
58 owner will decide that, as the code only requires the first 20 feet to be screened on each side. As well,
59 the applicant owns the lot to the immediate south, which is why they have the majority of the windows
60 and a porch facing south. The code does not define “front façades” or require for the front façade, main
61 door, stairs or any other element to be facing the front property line. This was done to allow flexibility
62 for houses built on corner lots and houses facing the water that often have the rear elevation facing the
63 street. Finally, the permit was issued for building plans that are code compliant and allowed by right.
64 We understand your concern and will consider ways to improve the code so that the elevation of the
65 house facing the street appears more like a front façade without limiting options for corner lots or lots
66 on the water.

67

68 Regarding 1301 E Beach Boulevard, the contractor started work without a building permit, and the
69 Building Code Official issued a Stop Work Order as soon as it was brought to his attention. The plans are
70 currently under review by the Building Codes Office, and a permit will only be issued if the plans are
71 code compliant and allowed by right.

72

73 One of the individuals asked about the minimum square footage requirements for houses.

74

75 Chairman Phares stated that in the T3R Single-Family Residential Zone the minimum size for a house is
76 1,000 square feet.

77

78 The individual responded that the size is too small, and asked about the process for increasing the
79 minimum house size.

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81 Simon responded that the reason for the 1,000 square foot minimum is due to the minimum lot size and
82 lot width. If the minimum house size is increased it would become difficult to meet the setback and
83 parking standards. You have the option of updating your covenants if you live in a subdivision, as they
84 may be more restrictive than the City’s ordinance. Or you can submit a written request for the Planning
85 Commission to consider updating the current SmartCode and increase the minimum size for structures
86 in particular zones.

87

88 **ADJOURN**

89 *A Motion* by Commissioner Austin, seconded by Commissioner Smith, was made to adjourn the meeting
90 at 7:00 P.M. The motion passed unanimously.