City of Pass Christian
Planning Commission
Meeting Minutes
Tuesday June 30, 2026
4:00 PM

The meeting can be viewed online at Planning Commission

Planning Commission members present: Chairman Tom Phares, Commission Members Rebecca O'Dwyer, Amy Wood, Leah Watters, Margaret Jean Kalif (via phone), Peggy Johnson, Andrew Schatzle, Lisa Smith

City Staff present: Melodie Hayes, City Planner

Audience present: Ronnie Martin, Bobby Heinrich, Scott Drown

1. Call To Order
Chairman Phares called the meeting to order at 4:00 PM. A quorum was determined with Planning Commission Members Rebecca O'Dwyer, Amy Wood, Leah Watters, Margaret Jean Kalif (via phone), Peggy Johnson, Lisa Smith and Andrew Schatzle in attendance.

2. Approval of Agenda
Commissioner O'Dwyer made a motion to accept the agenda. Commissioner Kalif seconded the motion.

All in favor.
Motion passed unanimously.

3. Approval of Minutes

a. Commissioner O'Dwyer made a motion to approve the minutes from April 28, 2026. Commissioner Johnson seconded the motion.

All in favor.
Motion passed unanimously.

4. Declaration of Abstentions and Conflicts
None.

5. Public Hearing- Variance

a. Public Hearing for consideration and recommendation of approval to the Board of Aldermen for a request of a front load parking variance located at 223 St. Paul Avenue, Tax Parcel Number 0313H-01-035.000

The public hearing was opened.

No public comment was made.

Public Hearing was closed.

Commissioner Wood made a motion to recommend approval to the Board of Aldermen for a front load variance located at the property at 223 St Paul Avenue. Commissioner Smith seconded the motion.

All in favor.

Motion passed unanimously.

6. Public Hearing- Zone Change

a. Public Hearing for consideration and recommendation of approval to the Board of Aldermen for a request to change the zoning from G3 (Intended Growth Sector/Open Space to T3R (Single Family Residential) located at Tax Parcel Numbers 0412O-01-004.000 and 0412O-01-005.000, located at approximately Cleveland Avenue and East Railroad Street.

Prior to the public hearing be opened, Chairman Phares gave planning commissioner members and audience a brief history regarding the current zoning for the above-mentioned parcels and potential future zoning as was designed back with prior Smart Code implementation.

Public Hearing was opened.

The applicants, Ronnie Martin and Bobby Heinrich, were invited to the podium to speak regarding the matter.

Discussion included reminding the applicants that side load driveways will need to be adhered to once the project is at the home building stage, as well as ingress and egress for street frontages and proposed easement vacations and what will potentially be deeded to the city.

Public Hearing was closed.

Commissioner O'Dwyer made a motion to recommend approval to the Board of Aldermen for change to the zoning from G3 (Intended Growth Sector/Open Space to T3R (Single Family Residential) located at Tax Parcel Numbers 0412O-01-004.000 and 0412O-01-005.000, located at approximately Cleveland Avenue and East Railroad Street. Commissioner Kalif seconded the motion.

All in favor.
Motion passed unanimously.

7. Discussion

None.

8. Adjournment

Commissioner O'Dwyer made a motion to adjourn the meeting. Commissioner Kalif seconded the motion.

All in favor.
Motion passed unanimously

Meeting adjourned at 4:23 P.M.

Posted this 25th Day of August 2026

Melodie Hayes, City Planner