

PLANNING COMMISSION
MEETING AGENDA
TUESDAY, JANUARY 30, 2024,
4:00 PM

- 1. Call to Order**
- 2. Roll Call**
- 3. Quorum Determination**
- 4. Adoption of Minutes**
 - a. Consider adoption of minutes from October 30, 2023, Planning Commission Meeting.
- 5. New Business**
 - a. Begin Public Hearing
 - b. Consider review of the preliminary plat for Trinity Sub-division on the Southeast corner of Highway 90 and Henderson Avenue.
 - c. Motion

 - a. Begin Public Hearing
 - b. Consider proposals for the development of the Harbor Greenspace along the North wall of the city's East Small craft Harbor.
 - c. Motion
- 6. Other Business/Public Comment**
- 7. Adjourn**

**Planning Commission
Meeting Minutes
Monday October 30, 2023, 6:00 PM**

CALL TO ORDER

Chairman Tom Phares called the meeting to order at 6:00 PM. A quorum was determined with Commissioners Lisa Smith, Margaret Jean Kalif, Rebecca O'Dwyer, Leah Waters, Amy Wood and Ollie Bailey in attendance. Kenny Welch and Michael Lizana were not in attendance.

ADOPTION OF MINUTES

The adoption of the minutes from the previous Planning Commission meeting was tabled.

NEW BUSINESS

Application by City to adopt text amendment to the City's Development Code (Zoning Ordinance) to provide a procedure to grant a Planned Unit Development (PUD) in only commercial zones, T4+, all T5 zones (and not residential zones, T3R, T3E, T4L and other residential zones).

A *Motion* was made by Commissioner Kalif, seconded by Commissioner O'Dwyer, to open the Public Hearing. The motion passed unanimously.

Chairman Tom Phares presented the PUD amendment to the commissioners. Favorable public comment was heard.

A *Motion* was made by Commissioner Kalif, seconded by Commissioner Bailey to adopt the PUD text amendment as written with T3R, T3E, T4L and other residential zones excluded to the City's Development Code. The motion passed unanimously.

A *Motion* was made by Commissioner Kalif, seconded by Commissioner Bailey, to close the Public Hearing. The motion passed unanimously.

Application by St. Paul Center, LLC for approval of a PUD with 36 units (6 mixed use and 30 residential units) on the property situated at Tax Parcel No. 0313H-02-057.000 on the corner of St. Paul Avenue and East Scenic Drive, less and except the property in the SE corner for the Catholic Church chapel.

Commissioner O'Dwyer recused herself from the proceedings. A *Motion* was made by Commissioner Kalif, seconded by Commissioner Bailey, to open the Public Hearing. The motion passed unanimously. Chairman Tom Phares presented the application to the commissioners. A representative from Harrell architects made a presentation to the commission and answered questions. The owner Jourdan Nicaud also was present and answered questions from the commissioners and public.

A *Motion* was made by Commissioner Kalif, seconded by Commissioner Bailey to approve the proposed PUD as presented as it meets all the requirements for a PUD application. The motion passed unanimously.

A *Motion* was made by Commissioner Kalif, seconded by Commissioner Bailey, to close the Public Hearing. The motion passed unanimously.

Application by Dr. Thomas Drake to rezone the property situated on the North side of E. North Street (Tax Parcel No. 0312P-01-011.000) from a T2 Transect zone to Special District – Auto Centric zone to permit the use of the property for a water well business (Light Industrial Use).

A *Motion* was made by Commissioner Kalif, seconded by Commissioner Bailey, to open the Public Hearing. The motion passed unanimously. Chairman Tom Phares presented the application to the commissioners. The water well business owner was present and answered questions from the commissioners. Proper screening of equipment from the road was discussed.

A *Motion* was made by Commissioner Kalif, seconded by Commissioner O'Dwyer to approve the proposed zone change due to change in the character of the neighborhood area with more businesses being established nearby and expansion of the waste water treatment plant property. The motion passed unanimously.

A *Motion* was made by Commissioner Kalif, seconded by Commissioner Bailey, to close the Public Hearing. The motion passed unanimously.

OLD BUSINESS

OTHER BUSINESS/PUBLIC COMMENT

It was decided that future Planning Commission meetings would start at 4 PM beginning in January of 2024.

ADJOURN

A *Motion* by Commissioner Kalif, seconded by Commissioner Smith, was made to adjourn the meeting around 7:50 P.M. The motion passed unanimously.

LEGAL NOTICE

PUBLIC NOTICE is given by the City of Pass Christian, Mississippi, that a public hearing will be held by the City of Pass Christian Planning Commission on Tuesday, January 30, 2024, at 4:00 pm in the Pass Christian Municipal Courtroom, 105 Hiern Avenue, Pass Christian, MS, to separately consider proposals for the development of the Harbor Greenspace along the North wall of the City's Smallcraft Harbor. The proposals of prospective developers are on file in the office of the City Clerk and may be reviewed upon request. The recommendation of the Planning Commission on this matter will be reviewed by the Mayor and Board of Aldermen at a public hearing on Tuesday, February 21, 2024, at 6:00 pm in the Pass Christian Municipal Courtroom, 105 Hiern Avenue, Pass Christian, MS.

All interested persons are invited to attend and participate at such hearings. Written comments concerning these proposals must be filed with or received in the Zoning Office no later than close of business on January 29, 2024. Objections may be addressed as follows:

City of Pass Christian
Zoning Office
200 W Scenic Drive
Pass Christian, MS 39571

For additional information please contact the City Community Development Director, Mark Savasta, at (228) 452-3316.

