

**Planning Commission
Meeting Minutes
Tuesday January 30, 2024, 4:00 PM**

CALL TO ORDER

Chairman Tom Phares called the meeting to order at 4:00 PM and gave a warm welcome to the audience. A quorum was determined with Commissioners Lisa Smith, Margaret Jean Kalif, Rebecca O'Dwyer, Leah Watters, Amy Wood and Ollie Bailey in attendance. Kenny Welch and Michael Lizana were not in attendance.

ADOPTION OF MINUTES

The first order of business was the adoption of the minutes from the Planning Commission meeting held on October 30, 2023. A Motion by Commissioner Kalif, seconded by Commissioner O'Dwyer, was made to adopt the minutes. The motion passed unanimously

NEW BUSINESS

The Commission reviewed the preliminary plat for the proposed Trinity Park subdivision on the Southeast corner of Highway 90 and Henderson Avenue. Drawings of the subdivision were made available to the Commission. Chairman Phares pointed out that this was a courtesy review as the project is by right and no variances are being requested. City Attorney Malcolm Jones stated that the preliminary plat and construction drawings have been reviewed and modified by the planning department, city engineer, fire chief and police chief. Two new public roads will be created in addition to a private road. Commissioner Watters pointed questioned whether the private road for the lots fronting on the Eastern boundary will create "flag lots", which is not allowed. A motion was made by Commissioner Kalif, seconded by Commissioner O'Dwyer, to approve the preliminary plat with the condition that the "flag lots", if such exist, are corrected. The motion passed unanimously.

The Commission reviewed two proposals for the development of the Harbor Greenspace along the North wall of the city's East small craft harbor. Commissioner Watters recused herself from the proceedings as she was representing one of the proposers. A *Motion* was made by Commissioner Kalif, seconded by Commissioner O'Dwyer, to open the Public Hearing. The motion passed unanimously.

Chairman Tom Phares stated that the proceeding was only to review the conceptual ideas for the 51,000 square foot Harbor Greenspace and no votes would be taken. The applicants, commissioners and city will field questions and comments on the project.

Mayor Jimmy Rafferty gave a background on the 1.5 million dollar grant acquired by the city through the Gulf Coast Restoration fund for the project. The state owns the property which will be subleased to a developer who will maintain the property. City Attorney Jones stated that all the funds from the lease go directly to the city. The Board of Alderman (BOA) will review the proposals at a public hearing at the February 20th BOA meeting.

The Pass Christian Event Center concept submitted by Jordan Nicaud with the Nicaud Restaurants Group was presented by Jason Harrell of Harrell Architecture Design and Construction. He stated that the center would be a low impact structure of 8000 square feet with roll down shades that could accommodate three to four hundred people for events. The event space can accommodate wedding receptions, musical performances, fishing tournaments and similar special events. The facility will be serviced by at least 2 food trucks that can operated throughout the week and a portable restroom which can be moved with the threat of a hurricane. The space will bring both locals and tourists to the city and not compete with existing businesses.

Marlins Pass Christian Harbor concept was presented by Adam Pace of Sazerac Group LLC and Leah Watters of Watters Architecture. Mr. Pace stated that the Sazerac group had put this concept together in 2015 when the first Request for Proposal was requested for the Harbor Greenspace. The city had no money for infrastructure at the time so the project was tabled until recently. Marlins will be a waterfront boardwalk with nodes of dining, shopping and leisure. Three elevated permanent structures may be built in phases of stout construction in accordance with FEMA guidelines. Various buildings on grade will be moveable structures to be evacuated in the threat of a hurricane. There will be a lawn for musical performances and areas for both adult and children's activities. Ms. Watters stated that the city needs a "speed bump" on Highway 90 for both locals and tourists. People will not only stop to see what Marlins has to offer, but also to explore the entire city. Competition will bring more business for everyone to the city.

Commissioner Wood thanked the two local investors with coming up with two great plans for the harbor greenspace.

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

ADJOURN

A Motion by Commissioner Bailey, seconded by Commissioner Smith, was made to adjourn the meeting around 5:20 P.M. The motion passed unanimously.