

**Planning Commission  
Meeting Minutes  
Tuesday, February 27, 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 and Amy Wood in attendance. Ollie Bailey, 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 January 30, 2024. It was not clarified if the minutes were approved to be adopted for that meeting. Jennifer will clarify in the next Planning and Zoning Meeting on March 26, 2024.

**NEW BUSINESS**

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

The Commission reviewed the application of Caleb Milton for front load parking at the address of 106 Poinsetta Loop in the Timber Ridge Subdivision. Because Timber Ridge Subdivision has a more restrictive side set-back minimum of (10 ft) and the City of Pass Christian requires a minimum of (5 ft), side load parking was not an option based on the more restrictive enforcement of Timber Ridge requirements. As per Caleb Milton, the only other alternative was to request a variance for front load parking. A motion was made by Commissioner Kalif, seconded by Commissioner O'Dwyer, to approve the variance request for front load parking. The motion passed unanimously.

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

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The Commission reviewed the application of Glynn Illich for front load parking at the address of 235 Fernwood Drive in the Timber Ridge Subdivision. Commissioner O'Dwyer asked "If you knew there was a need for front load parking in November, then why is the request just now coming in?" City Attorney, Malcolm Jones, stood up and stated that there was not a meeting in November 2023 and December 2023 to address the variance request. This variance request was going to be on the agenda for the January 30, 2024, but had to be pulled because the public notice was not published in time as required by law. Leah Watters asked for a site plan and Glynn Illich showed pictures of the cluster of Live Oak trees that prevented him from obtaining side parking access. Glynn stated the only other alternative to parking was requesting a variance for front load parking to avoid removing or harming the protected trees.

A motion was made by Commissioner Kalif, seconded by Commissioner O'Dwyer, to approve the variance request for front load parking. The motion passed unanimously.

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The Commission reviewed the application of Glynn Illich for front load parking at the address of 237 Fernwood Drive in the Timber Ridge Subdivision. As this lot is next door to 235 Fernwood Drive, the same issue with the cluster of Live Oak trees in the middle of the lot prevents the option of side entrance parking. The only other option for parking is front load so the Live Oak trees can be spared and admired. A motion was made by Commissioner O'Dwyer, seconded by Commissioner Kalif, to approve the variance request for front load parking. The motion passed unanimously.

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

Chairman Tom Phares asked about any other outstanding issues or questions. Commissioner Wood asked Commissioner O'Dwyer to help get a better understanding for reasons to approve variances for front load parking. Commissioner O'Dwyer stated that since the Timber Ridge Subdivision has more constraints on set-back minimum requirements than the City of Pass Christian, people building in Timber Ridge must conform with the more restrictive ordinance. Many lots in the residential area across the City and Pass Christian in addition to the Timber Ridge Subdivision have odd shaped and pre-existing non-conforming lots. The only other alternative to parking is to request a front load parking variance. Malcolm stated that because of so many similar situations, Pass Christian has a rule in the ordinance that specifies lots less than 50 wide at the street have automatic reign for front load parking approval by Warrant. Jennifer Rivera located the verbiage in the Development Code 3.0 – Section 8.10.1d – Additional Parking Standards – Transects T3-T5.

#### **ADJOURN**

A *Motion* was made by Commissioner O'Dwyer to adjourn the meeting around 4:25 P.M. and seconded by Commissioner Kalif. The motion passed unanimously.