City of Pass Christian
Municipal Complex Auditorium
105 Hiern Avenue

Planning Commission
Meeting Minutes
Tuesday April 29, 2025, 4:00 PM

CALL TO ORDER

Chairman Tom Phares called the meeting to order at 4:00 PM. A quorum was determined with Commissioners Lisa Smith, Margaret Jean Kalif, Leah Watters, Rebecca O'Dwyer, Andrew Schatzle and Peggy Johnson in attendance. Amy Wood and Ollie Bailey were not in attendance.

ADOPTION OF MINUTES

A motion was made by Commissioner O'Dwyer, seconded by Commissioner Kalif to approve the minutes from March 25, 2025. The motion passed unanimously.

NEW BUSINESS

Conceptual Review Application – Proposed 18 lot single family residential subdivision to be located at 216 W Beach Blvd presented by Fountain and Associates, Civil and Commercial Design, on behalf of JN Scenic, LLC, property owner. Commissioner O'Dwyer recused herself from the review.

Two plans were presented to the commission. Property is in the Historic District and will follow Historic District guidelines. The properties will have the covenants included as part of the deeds. The plan approved, with conditions, by the commission was the one with the hammer turnaround (not the one with the back alleys). The conditions were as follows, (1) lots 13,14,15 must face Second Street, (2) no variances will be issued due to the protected oak trees on lot 15, (3) no 6 foot privacy fence on the Second Street side of lot 1, (4) lot 7, which backs up to Scenic Drive, will be part of the subdivision. Jourdan Nicaud, the owner, said the special conditions would be written into the plat and covenants on the property deeds.

Conceptual Review Application – Proposed 7 lot single family residential subdivision to be located at 638 St. Louis Avenue presented by Bryant Engineering on behalf of Frank Zhang, property owner. Only seven lots were proposed due to wetlands that were found on the north side of the property. There was discussion on including the wetland definition on the deed so owners would be aware.

ADJOURN

A Motion by Commissioner Kalif, seconded by Commissioner O'Dwyer, was made to adjourn the meeting. The motion passed unanimously.