



**City of Pass Christian  
Planning Commission  
Meeting Minutes  
Tuesday June 24, 2025, 4:00 PM**

**Board members present:** Chairman Tom Phares, Commission Members Rebecca O'Dwyer, Amy Wood, Andrew Schatzle, Lisa Smith, Leah Watters, Margret Jean Kalif, Peggy Johnson

**City Staff present:** Melodie Hayes, City Planner

Audience present: Phil Kahn, Jackie McWilliams, Mark Jeansonne, Ashley Peeples  
Pablo Corona, Claudia Bowman, Joseph Bowman, Perry Pezzerossi

**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, Andrew Schatzle, Lisa Smith, Leah Watters, Margret Jean Kalif and Peggy Johnson in attendance.

**2. Approval of Agenda**

Chairman Phares made a motion to accept the agenda. Commissioner Kalif seconded the motion.

All in favor.

Motion passed unanimously.

**3. Approval of Minutes**

**a.** Commissioner Kalif made a motion to approve the minutes from April 29, 2025.

Commissioner O'Dwyer seconded the motion.

All in favor.

Motion passed unanimously.

**b.** Chairman Phares made a motion to table the approval of the May 27, 2025 minutes until the July 29, 2025 meeting pending corrections. Commissioner Kalif seconded the motion.

All in favor.

Motion passed unanimously.

**3. Declaration of Abstentions and Conflicts**

None.

## 5. Public Hearings

Commissioner O'Dwyer made a motion to open the public hearings. Commissioner Kalif seconded the motion.

All in favor.

Motion passed unanimously.

**a.** Public Hearing for consideration for recommendation of approval to the Board of Aldermen of a variance to allow front load parking and dual driveway for home located at 106 Poplar Pt. Applicant TM Homes

Ashley Peeples was invited to the podium to speak regarding the application.

Commissioner Watters noted there needs to be gravel and cannot be concrete for the entire driveway area and needs to include grass in between the two driveway sections. Chairman Phares noted that gravel eventually ends up in the street.

Commissioner Wood stated since there are straight driveway spaces in the Timber Ridge development that are currently allowed, and the middle section needs to have a compromise with an alternate material placed to prohibit the gravel from moving to the street for the first 8 feet from the street on the property. Concrete pavers are a good example.

Commissioner Watters stated the ordinance indicates the first 8 feet of a driveway from the street prohibits gravel on the driveway and the board could approve material other than gravel or concrete for those first 8 feet of a driveway.

Commissioner O'Dwyer made a motion to recommend approval to the Board of Aldermen for a variance to allow front load parking and a dual driveway for the home located at 106 Poplar Pt., with the added conditions of pavers be added and gravel restrictions in the middle for the first 8 feet from the street. Commissioner Kalif seconded the motion.

All in favor.

Motion passed unanimously.

**b.** Continuation of Public Hearing item tabled from May 27, 2025, for consideration of recommendation of approval to the Board of Aldermen for a variance to allow front load parking of home located at 131 Beachview Drive. Applicant and owner: Joseph Bowman

Joseph Bowman, owner, and Pablo Corona, contractor, were invited to the podium to speak regarding the application.

Commissioner O'Dwyer asked if the drainage issue has been corrected.

Mr. Bowman and Mr. Corona answered yes.

Commissioner Kalif stated the property cannot be allowed to drain other properties.

Commissioner Watters noted the existing swale has been allowed for drainage issues in that area and suggested grass pavers would be rigid enough for any drainage.

Jackie McWilliams, neighbor, came to the podium to speak regarding public comments. And stated she feels that variances are too common, and this lot in particular; is too small for all of the proposed concrete. She also stated that the city should not allow this or stray from the current zoning code as to make things not look like a parking lot.

Chairman Phares made a motion to recommend of approval to the Board of Aldermen for a variance to allow front load parking at 131 Beachview Drive with an added condition that it be a drivable grass driveway and the garage door needs to resemble as what is at the property currently as well as aesthetically pleasing. Commissioner Watters seconded the motion.

Commissioners voting Aye: Chairman Phares, commissioners O'Dwyer, Wood, Smith, Watters, Kalif Johnson

Commissioners voting Nay: Commissioner Schatzle

Motion passed 7-1.

Public Hearings were closed.

## **6. Regular Business**

**a.** Lot Merge- Consideration for recommendation of approval to the Board of Aldermen to merge two lots into one lot. Located at Lots 5 and 7, Youngswood Loop, of Timber Ridge Shores Subdivision, unit III.

Commissioner O'Dwyer made a motion to recommend approval to the Board of Aldermen to merge two lots into one, located at lots 5 and 7 of Youngswood Loop of the Timber Ridge subdivision, unit III. Commissioner Wood 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 Wood seconded the motion.

All in favor.

Motion passed unanimously.

Meeting adjourned at 4:55 pm.

Passed and approved on the 29th day of July, 2025.

Melodie Hayes

City Planner

City of Pass Christian