



**City of Pass Christian
Planning Commission
Meeting Minutes
Tuesday September 30, 2025, 4:00 PM**

Board members present: Chairman Tom Phares, Commission Members Rebecca O'Dwyer (via phone), Amy Wood, Andrew Schatzle, Lisa Smith, Leah Watters, Peggy Johnson

Absent: Commissioner Margaret Jean Kalif

City Staff present: Melodie Hayes, City Planner, City Alderman Barry Dreyfuss, City Attorney Jim Simpson

Audience present: Bobby Diax, Erin Warfield, Ben Hood, Lolita Welch, Regina Broach, Jacob Wolfe, Wilson Martin, Gordon Ward, Jimmy Watts, Mark Bond, Jesse Robinson, Faith Robinson, Lacy Watts, Meg Retersdorf, Chip Williams, Donna Cooper, George Javier

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 (via phone), Amy Wood, Andrew Schatzle, Lisa Smith, Leah Watters, Peggy Johnson in attendance.

2. Approval of Agenda

Commissioner Smith made a motion to accept the agenda. Commissioner Wood seconded the motion.

All in favor.

Motion passed unanimously.

3. Approval of Minutes

a. Commissioner Wood made a motion to approve the minutes from August 26, 2025.

Commissioner Smith seconded the motion.

All in favor.

Motion passed unanimously.

4. Declaration of Abstentions and Conflicts

None.

5. Public Hearing- Variance Requests

a. Public Hearing for consideration and recommendation of approval to the Board of Aldermen of a second variance to allow front load parking and driveway adjustments for a home under construction located at 480 Royal Oak Drive, Parcel 0312M-03-013.000 (T3R zone).

Applicant: William (Skip) S. Williams, Jr.

City Planner Melodie Hayes reviewed the application.

Chip Williams, applicant, was invited to the podium to speak regarding the application.

Public Hearing was opened.

No public comment.

Public Hearing was closed.

With discussion between the applicant and the Planning Commission to explaining the reason for a second variance was being requested, Chairman Phares stated that the driveway needed to conform to the original plan that was submitted for variance approval in 2024.

Commissioner Watters made a motion to approve the request but to have a condition of approval with a compromise to where the grass would be in the middle with 2- 12-foot driveway sections and the apron at the street could remain as was done by the applicant prior to the appearance before Planning Commission on this matter. The left and middle sides would need to be grass and the new driveway area needed to resemble the original plan. Commissioner Wood seconded the motion.

All in favor.

Motion passed unanimously.

b. Public Hearing for consideration and recommendation of approval to the Board of Aldermen to allow a variance for front load parking located at 120 Poplar Point, Parcel 0312L-01-110.000 (T3R zone), Applicant: Donna Cooper

Public Hearing was opened.

No public comment.

Public hearing was closed.

Commissioner Watters made a motion to approve the variance request to allow a variance for front load parking located at 120 Poplar Point, Parcel 0312L-01-110.000 (T3R zone). Commissioner Johnson seconded the motion.

All in favor.

Motion passed unanimously.

c. Public Hearing for consideration and recommendation of approval to the Board of Aldermen to allow a variance for front load parking located at 233 Hackberry Drive, Parcel 0312M-01-037.000 (T3R zone). Applicant: Robert Wolf Construction

City Planner Melodie Hayes reviewed the application.

The applicant representative, Jacob Wolfe, was invited to the podium to speak regarding the application.

Public hearing was opened.

No public comment.

Public hearing was closed.

Commissioner Watters made the motion to approve with a condition to revise the site plan to be in conformance with 12' width at the street for the driveway with 8' of concrete in depth from the street. Commissioner Wood seconded the motion.

All in favor.

Motion passed unanimously.

d. Public Hearing for consideration and recommendation of approval to the Board of Aldermen to allow a variance for front load parking located at 103 Wenmar Avenue, Parcel 0512K-04-014.00 (T5C zone). Applicant: Jimmy Watts

City Planner Melodie Hayes reviewed the application.

Jimmy Watts, applicant, was invited to the podium to speak regarding the application.

Public hearing was opened.

No public comment.

Public hearing was closed.

Commissioner O'Dwyer noted there is room to shift the house as the side yard setbacks are wide enough to accommodate a side or rear yard parking.

Commissioner Wood made a motion to deny a variance for front load parking located at 103 Wenmar Avenue, Parcel 0512K-04-014.00 (T5C zone). Commissioner O'Dwyer seconded the motion.

All in favor.

Motion passed unanimously.

6. Public Hearing- Conditional Use

a. Public Hearing for consideration and recommendation of approval for a request for a proposed conditional use within a T4L zone to allow a golf cart rental location on a portion of the lot, located at 131 W. 2nd Street, Tax Parcel 0313G-03-003.000. Applicant: Bayside Cart Rentals; Bobby Daix.

City Planner Melodie Hayes reviewed the application.

Bobby Daix, applicant, was invited to the podium regarding the application.

Public hearing was opened.

The following people came to the podium to speak regarding the application:

Barry Dreyfuss

Lolita Welch

George Javier

Public hearing was closed.

Commissioner O'Dwyer made a motion to table the application to allow the applicant time to adjust the plans as recommended by the commission members and come back to the Planning Commission at a later date with a revised plan that would include more detail.

Commissioner Wood seconded the motion.

All in favor.

Motion passed unanimously.

7. Public Hearing- Zone Re-Classifications

a. Public Hearing for consideration for recommendation of approval for a zone re-classification from High Hazard Commercial to T3R zone, located at 228 E. North Street, Tax Parcels 0312P-02-014.000, 0313A-04-073.000, 0313A-04-050.000. Applicant: Ben Hood.

Planning Chairman Phares gave a narrative and history of the zone for this area and reviewed the application.

City Planner Melodie Hayes noted to the audience, this applicant was only for the parcels being brought forth by the applicant Ben Hood. Further re-zoning for the area would occur from city staff soon.

Commissioner O'Dwyer made a motion to approve a zoning re-classification from High Hazard Commercial to T3R zone, located at approximately 228 E. North Street, Tax Parcels 0312P-02-014.000, 0313A-04-073.000, 0313A-04-050.000. Commissioner Wood seconded the motion.

All in favor.

Motion passed unanimously.

b. Public Hearing for consideration for recommendation of approval for a zone re-classification from High Hazard Commercial to T3R zone, located at approximately 0 E. North Street, 0 Davis Street, 0 Rafferty Street, Tax Parcels 0312P-02-014-.000, 0313A-04-.010.000, 0313A-04-011.000, 0313A-04-009.000, 0313A-04-002.000. Applicant: Ben Hood.

Planning Chairman Phares gave a narrative and history of the zone for this area and reviewed the application.

City Planner Melodie Hayes noted to the audience, this applicant was only for the parcels being brought forth by the applicant Ben Hood. Further re-zoning for the area would occur from city staff soon.

Commissioner O'Dwyer made a motion to approve a zoning re-classification from High Hazard Commercial to T3R zone, located at approximately 0 E. North Street, 0 Davis Street, 0 Rafferty Street, Tax Parcels 0312P-02-014-.000, 0313A-04-.010.000, 0313A-04-011.000, 0313A-04-009.000, 0313A-04-002.000. Commissioner Wood seconded the motion.

All in favor.

Motion passed unanimously.

8. Public Hearing- Lot Re-Subdivision/Re-Configurations

a. Public Hearing for consideration for recommendation of approval for an amended Lot Re-Subdivision/Lot Configuration of Lots 1A and 1B of the Young's Point Subdivision, located at approximately 0 Holly Point Drive, Tax Parcel Numbers 0312L-01-090.000 and 0312L-01-090.012

City Planner Melodie Hays reviewed the application.

Public hearing was opened.

Mark Bond, representative for the application, was invited to the podium to speak regarding the application.

No public comment.

Public hearing was closed.

Commissioner Wood made a motion to approve an amended Lot Re-Subdivision/Lot Configuration of Lots 1A and 1B of the Young's Point Subdivision, located at approximately 0 Holly Point Drive, Tax Parcel Numbers 0312L-01-090.000 and 0312L-01-090.012. Commissioner Smith seconded the motion.

All in favor.

Motion passed unanimously.

9. Discussion

None.

10. Adjournment

Commissioner Watters made a motion to adjourn the meeting. Commissioner O'dwyer seconded the motion.

All in favor.

Motion passed unanimously

Meeting adjourned at 5:16 P.M.

Posted this 30th day of September 2025

Melodie Hayes, City Planner