

DRAFT MINUTES

CALL TO ORDER

Chairman Phares called the meeting to order at 6:00PM. In attendance were Commissioners Austin, Hunter, Kalif, Pace, Smith, Washington, and Weems.

OLD BUSINESS

- **Consider adding proposed outbuilding policy to the Pass Christian Smart Code Version 1.12 approved on 16 June 2009, effective 2 October 2010 as previously discussed by the Planning Commission.**
 - **2.a** was changed to read as follows: “Any outbuilding which is an Ancillary Dwelling Unit erected on a parcel with no primary building is required to have a building permit and must meet all applicable Flood and building code regulations
 - **2. c** was changed to read as follows: “Owner signs agreement with city to secure and maintain in good standing a permit for construction of code-compliant primary building within 24 months from the date the Certificate of Occupancy is used, and acknowledging that failure to comply will result in revocation of occupancy permit, deactivation of utilities, and requirement for removal of the outbuilding.
 - **2. D will** be added to present a maximum square footage for outbuildings to be used as ancillary dwelling units as: the larger of 750 square feet or 40% of a primary residence up to 1200 square feet (which is 40%) of a 3000 square foot building in the T3Estate Transect.

- **Consider revising Section 1.8—Nonconforming Uses to the Pass Christian Smart Code Version 1.12 approved on 16 June 2009, effective 2 October 2010 as previously discussed by the Planning Commission.**
 - No changes were made.

- **Consider creating subsections of T3E (T3-Estate District)—T3E-E, T3E-W in the Pass Christian Smart Code Version 1.12 approved on 16 June 2009, effective 2 October 2010 as previouslydiscussed by the Planning Commission.**
 - It was recommended to separate the two sections of the T3Estate Transect for numerous reasons. Reasons include: (1) East Scenic and East Beach are very built out while 10 of the 12 parcels zoned for the potential T3E-W Transect are vacant. (2) The two areas of town have always had a separate identity, (3) The

commission had heard very little, if any, input from property owners in the proposed T3E-W transect.

- **Consider creating changing Inns (both up to 5 and 12 rooms) from PCA to Prohibited Use in T3E-E in the Pass Christian Smart Code Version 1.12 approved on 16 June 2009, effective 2 October 2010 as previously discussed by the Planning Commission.**
 - Commissioners expressed concerns about the proposed changes for each of the proposed transects.

- **Consider adding current Sign Ordinance to the Pass Christian Smart Code Version 1.12 approved on 16 June 2009, effective 2 October 2010 as previously discussed by the Planning Commission.**
 - The City Attorney explained that while both he and the City Planner have a lot of work to do on this proposed ordinance, this publicized hearing would adequately serve the public hearing requirement.
 - There will be no restricting political signs.
 - There needs to be more language addressing off-premise signage.

OTHER BUSINESS/PUBLIC COMMENT

- Nonnie DeBardleben, speaking on behalf of Polly Maddox asked for the specifics of the proposed T3E-E and T3E-W Transects. She also asked when the public hearing would be for this subject.
- Jim Amos spoke in opposition of Inns in T3E-E and T3E-W transects, and added that he would like the entire T3 transect to have the same protection as the Planning Commission is proposing for the T3E-E Transect.
- Asahel Cooper stated that he does not have an issue with Bed & Breakfasts.

ADJOURN

There being no further business, the meeting was adjourned at 7:15 PM.