

1 City of Pass Christian  
2 Municipal Complex Auditorium  
3 105 Hiern Avenue

---

4  
5 **Planning Commission**  
6 **Meeting Minutes**  
7 **Wednesday, June 1, 2016, 6:00 PM**  
8

9 **CALL TO ORDER**

10 Chairman Tom Phares called the meeting to order at 6:00 PM. In attendance were Commissioners  
11 Margaret Jean Kalif, Michael Lizana, Adam Pace, Rebecca O'Dwyer, Ken Austin and Steve Hunter.  
12 Commissioners Lisea Johnson and Lisa Smith were not in attendance.  
13

14 **ADOPTION OF MINUTES**

15 The first order of business was the adoption of the minutes from the monthly Planning Commission  
16 meeting held on March 16, 2016. A *Motion* by Commissioner Kalif, seconded by Commissioner  
17 O'Dwyer, was made to adopt the minutes. The motion passed unanimously.  
18

19 The second order of business was the adoption of the minutes from the monthly Planning Commission  
20 meeting held on May 18, 2016. A *Motion* by Commissioner Kalif, seconded by Commissioner O'Dwyer,  
21 was made to adopt the minutes. The motion passed unanimously.  
22

23 **NEW BUSINESS**

24 ○ *Open Public Hearing*

25 A *Motion* by Commissioner Austin, seconded by Commissioner Kalif, was made to open the public  
26 hearing. The motion passed unanimously.  
27

- 28 ○ *Application PD-18-2016, Diane P Brugger & Kristin K B Frith, 126 W Scenic Dr, Parcel #0313G-03-*  
29 *013.000, Re-Zoning Application from the T4L Zone (Limited Mixed-Use) to the T4+ Zone (Open Mixed-*  
30 *Use).*  
31

32 Chairman Phares introduced the project.  
33

34 Commissioner Austin recused himself and left the room.  
35

36 The City Planner, Danit Simon, briefed the Planning Commission on the project: The applicant is  
37 requesting to rezone the 84 by 335 foot parcel from the T4L Zone to the T4+ Zone. The parcels to the  
38 east of 126 Scenic are zoned T4+, please review the zoning map in your packet. Both the T4L and T4+  
39 Zones are mixed-use, the major difference between them is that the T4+ zone allows for more uses by  
40 right.  
41

42 Scenic Drive from Heirn to Market is rapidly growing, with the busy Bacchus on the beach, the Blue  
43 Rose, a 12-unit inn to be developed at 116 W Scenic Drive, and an 80-unit Hampton Inn hotel to be  
44 developed at 100 W Scenic Drive. All this development is significantly changing the area from when the  
45 Zoning Map came into affect in 2010. Rezoning 126 Scenic will give the owners more options for its uses  
46 and development, which will compliment the immediate area.  
47

48 Unfortunately, Pass Christian imports a majority of its goods and services, rezoning the parcel and  
49 expanding the allowable uses will help to grow the neighborhood and positively contribute to the  
50 growth and success of the City as a whole. The application meets the Zoning Regulations, and no  
51 objection letters were submitted. This concludes my report, the applicant was not able to attend  
52 tonight's meeting but I can answer any questions you have.

53  
54 Commissioner Kalif stated that it will be good for the City to rezone all the parcels from Heirn to Market  
55 as T4+, which will encourage additional development in the area and compliment the existing uses and  
56 the uses that are on the immediate horizon. I cannot see a negative outcome in rezoning this parcel.

57  
58 Commissioner Lizana agreed with Commissioner Kalif and added that it is the right location for growth.

59  
60 Chairman Phares stated that a rezoning can be approved if there has either been a mistake in the zoning  
61 map or if a neighborhood has significantly changed. This block has significantly changed, as it used to be  
62 single-family residential, and now it is leaning towards lodging and commercial. And, it is not a sufficient  
63 argument to use the coastal wide changes due to the update flood maps as a "significant change."

64  
65 Commissioner Kalif agreed that the uses on Scenic between Heirn and Market have significantly  
66 changed, especially with City Hall, the Courthouse and Library all on the corner of Heirn.

67  
68 A *Motion* by Commissioner Kalif, seconded by Commissioner O'Dwyer, was made to rezone the parcel to  
69 the T4+ Zone. The motion passed unanimously.

70  
71 Commission Austin returned to the room.

72  
73 ○ *Application PD-14-2016, The Planning & Zoning Department, City of Pass Christian, Planning*  
74 *Commission Approval for Text Amendments to the Pass Christian SmartCode.*

75  
76 Chairman Phares introduced the project. The Commission has already reviewed the 17 Text  
77 Amendments as listed in the Memorandum at previous meetings, so instead of reviewing each item one  
78 at a time, please indicate if you would like to review any item before we vote on the changes  
79 collectively.

80  
81 Simon requested that item #17 be reviewed, and Commissioner Kalif requested that item #2 as related  
82 to the T3E, Estate Zone, be reviewed.

83  
84 Simon explained that item #2 in the packet is to insert the minimum lot size for each zone into the code.  
85 They are not currently listed in the SmartCode, as they are based on a formula for the number of  
86 houses/units you can have per acre, which increases or decreases depending on the zone. The T3E Zone  
87 (estate, residential) has the same minimum lot size as the T3R Zone (single-family, residential), but the  
88 T3E Zone has significantly larger setbacks and a 3,000 square foot minimum house size requirement that  
89 was not taken into account. Based on the average size of lots in the T3E Zone and using the formula  
90 that establishes lot size, I am recommending a minimum lot size of 29,040 square feet for the T3E Zone.

91 If someone wanted to subdivide a lot in the T3E Zone, each new lot would have to have a minimum of  
92 29,040 square feet to be approved without a Variance.

93 Caroline E. Perron of Hacket Lane thanked the Commission for rectifying the error in the Code.

94

95 Simon then addressed item #17 that lays out items that are not available for Warrants or Variances. The  
96 Commission previously discussed removing *the requirements of parking locations*, and I am also  
97 recommending that you remove *the required provisions of Alley's and Rear Lanes*. Alley's and rear lanes  
98 remain in the code, but the Commission needs the flexibility to grant Warrants and Variance on them  
99 when appropriate. For example, we reviewed a Warrant request at the last meeting where the rear lane  
100 is technically on the side of the houses, and not to the rear where the code requires it. Allowing the  
101 Commission to issue warrants and variances on alleys and rear lanes is needed to finalize that project,  
102 and in general should be something that this Commission can review on a case by case basis as with  
103 most other elements of the Code.

104

105 The Commissioners understood and agreed.

106

107 Chairman Phares asked to review the item #13, the definition for Principal Dwelling Unit.

108

109 Simon explained that the definitions for both Principal Building and Outbuilding has been improved with  
110 much more specific language.

111

112 The Commissioners reviewed the language and agreed on the expanded definition.

113

114 Commissioner Kalif asked to review item #12 and suggested that a permit be issued in order for the  
115 Code Office to be able to enforce the time frame.

116

117 The Commissioners agreed with the suggestion.

118

119 A *Motion* by Commissioner Kalif, seconded by Commissioner Lizana, was made to approve the 17  
120 SmartCode text amendments as outlined in the memorandum. The motion passed unanimously.

121

122 ○ Close the Public Hearing

123 A *Motion* by Commissioner Kalif, seconded by Commissioner Lizana, was made to close the public  
124 hearing. The motion passed unanimously.

125

#### 126 **OLD BUSINESS**

127 Commissioner Kalif asked to discuss illegal off-premises business signs, specifically for the sign on by  
128 Wal-Mart for a business on Hayden.

129

130 Commissioner Austin responded that the way-finding signs discussed at the previous meeting that Main  
131 Street is working on at the corner of 2<sup>nd</sup> Street and Davis Avenue could be expanded upon for the area  
132 near Wal-Mart that was rezoned to T4C to promote complimentary businesses.

133

134 Chairman Phares agreed and added that the signage should be consistent throughout the City with  
135 general categories on 90 for the stores on Hayden Avenue and Wen Mar Drive in the T4C Zone. And the  
136 size of the sign can be increased to accommodate the faster vehicular speeds along the highway.

137

138 **OTHER BUSINESS/PUBLIC COMMENT**

139

140 **ADJOURN**

141 *A Motion* by Commissioner Austin, seconded by Commissioner Lizana, was made to adjourn the meeting  
142 at 6:30P.M. The motion passed unanimously.