



**PLANNING COMMISSION MEETING AGENDA
CITY OF OCEAN SPRINGS
PLANNING COMMISSION
THURSDAY, JUNE 12, 2025 - 3:00 PM**

Call Meeting to Order

Approval of Minutes

- a. Approve the minutes for the May 13, 2025, Planning Commission meeting

The Minutes of the City of Ocean Springs
Planning Commission
Tuesday, May 13, 2025

1. Call Meeting to Order

A meeting of the City of Ocean Springs Planning Commission was called to order by Chairman Andy Phelan at 6:00 p.m. on Tuesday May 13, 2025. The members present were Matthew Hinton, Kevin O'Connell, Joey Conwill, Joseph McCormick and Marshall Johnson. Absent was Nicholas Geiser. Also present was Wade Morgan Planning Director, Planning Administrator Hannah Sullivan, and City Attorney Will Norman.

2. Approval of Minutes:

- a) April 8, 2025

A motion was made by Matthew Hinton, seconded by Joey Conwill to accept the minutes from April 8, 2025, as submitted. The motion carried unanimously.

3. Old Business:

- a) **DEFERRED: Public Hearing: 901 Bienville Blvd. northwest corner of Bienville Blvd. and Washington Ave.- Requesting the Vacation of Alley; abutting PIDN: 60119054.000, 60119056.000, 60119058.000, 60119046.000, 60119042.000, 60119048.000, 60119050.000 - Tom Davies**

Planning Director Wade Morgan explained that the city has contracted title work on the alley and will be presented to the Planning Commission at a later date.

4. New Business:

- a) **Public Hearing: Spring Plaza Subdivision – 1515 Bienville Blvd – PIDN: 61265011.000 – Request approval for a Minor Subdivision of a 3-lot subdivision –Zoning: C-H Regional Commercial – Abe Karmel**

A motion was made by Matthew Hinton and seconded by Kevin O'Connell to open public hearing. The motion carried unanimously. A motion was made by Kevin O'Connell and seconded by Joey Conwill to close public hearing. A motion was made by Matthew Hinton and seconded by Joey Conwill to table the minor subdivision until the applicant could be present to explain the details of the application. This will be reviewed at the next planning commission on June 10, 2025.

- b) **Public Hearing: Theresa Mohler – 1208 Harbor Road – PIDN: 61124900.015 – Request for a Conditional Use Permit (CUP) to build a single-family residence – Zoning: C-M Commercial Marina – Richard Schmidt**

A motion was made by Matthew Hinton and seconded by Joseph McCormick to open public hearing. The motion carried unanimously. A motion was made by Joseph McCormick and seconded by Kevin O'Connell to close public hearing. The motion carried unanimously. A motion was made by Matthew Hinton and seconded by Kevin O'Connell to recommend approval of the conditional use permit. The motion carried unanimously.

- c) **Public Hearing: Lima Properties, LLC – Martin Luther King Drive – PIDN: 60119334.000, 60119332.000, 60119330.000, 60119340.000, 60119328.000, and 60119328.050 – Requesting a zoning change from R-D Two Family Residential to CMX-1 Neighborhood Commercial/Mixed Use – Heinrich and Associates**

A motion was made by Matthew Hinton and seconded by Joseph McCormick to open public hearing. The motion carried unanimously. Joe Jewel, Ellen Hall, Dee Wichman, Sam Washington, James Lewis, Shannon Pfeiffer, Mark Garriga, and Esther Payton spoke in opposition to the rezone application. A motion was made by Marshall Johnson and seconded by Matthew Hinton to close public hearing. The motion carried unanimously. A motion was made by Kevin O'Connell and seconded by Matthew Hinton to recommend denial of the rezoning. The motion carried unanimously.

- d) **Public Hearing: 1212 Bowen Ave - PIDN: 61190011.000 – Scott Bradford Lemon - Approval of a Short-Term Rental Permit.**

A motion was made by Matthew Hinton and seconded by Joseph McCormick to open public hearing. The motion carried unanimously. Joe Jewel, James Lewis and Dee Wichman spoke in opposition of the short-term rental permit. Aaron Geotch spoke in favor of the short-term rental permit. A motion was made by Matthew Hinton and seconded by Joey Conwell to close public hearing. The motion carried unanimously. A motion was made by Joey Conwill and seconded by Kevin O'Connell to recommend approval of the short-term rental permit. The motion carried unanimously.

- e) **Public Hearing: 215 Halstead Unit A – PIDN: 60129390.000 – Aaron Goetsch – Approval of a Short-Term Rental Permit.**

A motion was made by Matthew Hinton and seconded by Kevin O'Connell to open public hearing. The motion carried unanimously. A letter from Gloria Ford was submitted in opposition to the short-term rental. Nicole McClendon spoke in favor of the short-term rental. A motion was made by Marshall Johnson and seconded by Joey Conwell to close public hearing. The motion carried unanimously. A motion was made by Joey Conwill and seconded by Marshall Johnson to recommend approval of the

short-term rental permit. The motion carried unanimously.

f) Public Hearing: 215 Halstead Unit A – PIDN: 60129390.000 – Aaron Goetsch – Approval of a Short-Term Rental Permit.

A motion was made by Matthew Hinton and seconded by Kevin O’Connell to open public hearing. The motion carried unanimously. A letter from Gloria Ford was submitted in opposition to the short-term rental. Mark Garriga asked questions regarding short-term rentals in general. A motion was made by Marshall Johnson and seconded by Joey Conwell to close public hearing. The motion carried unanimously. A motion was made by Kevin O’Connell and seconded by Matthew Hinton to recommend approval of the short-term rental permit. The motion carried unanimously.

g) Public Hearing: 1405 Porter Ave – PIDN: 60137154.000 – William & Dolores McClendon – Approval of a Short-Term Rental Permit.

A motion was made by Matthew Hinton and seconded by Marshall Johnson to open public hearing. The motion carried unanimously. Mark Garriga asked questions regarding the short-term rental program. A motion was made by Kevin O’Connell and seconded by Joey Conwell to close public hearing. The motion carried unanimously. A motion was made by Joey Conwill and seconded by Marshall Johnson to recommend approval of the short-term rental permit. The motion carried unanimously.

5. General Public Comment

Joe Jewel spoke regarding the public hearings. Dan Burton spoke about a deferred item 3a. Aaron Geotch spoke about the short-term rental program. Mark Gariga spoke about city regulations.

6. Commissioners Forum –

a) Discussion of short-term rentals -

Matthew Hinton discussed wanting to add structure to the short-term rental ordinance, including the commercial short-term rentals and the annexed area. Kevin O’Connell discussed how the short term rental zones came to be and would like the Board of Aldermen to review them again. Joey Conwill suggested asking the aldermen to review the ordinance again. Marshall Johnson suggested reviewing the ordinance, making updates and scheduling a work session to discuss further and review details of the ordinance.

7. Adjourn

A motion was made by Marshall Johnson seconded by Joey Conwill to adjourn the

meeting. The motion carried unanimously.

DRAFT