

The Minutes of the City of Ocean Springs
Planning Commission
Tuesday January 14, 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 January 14, 2025. The members present were Andy Phelan, Matthew Hinton, Joseph McCormick, Kevin O'Connell, Marshall Johnson, and Nicholas Geiser. Absent was Joey Conwill. Also present was Planner Elizabeth Dill, Planning Administrator Hannah Sullivan, and City Attorney Will Norman.

A motion was made by Matthew Hinton, seconded by Joseph McCormick to accept the second amended agenda. The motion carried unanimously.

A motion was made by Joseph McCormick, seconded by Marshall Johnson to accept the public comments packet into the minutes. The motion was carried unanimously.

2. Approval of Minutes:

- a) December 10, 2024

A motion was made by Matthew Hinton, seconded by Marshall Johnson to accept the minutes as submitted. The motion carried unanimously.

3. Old Business:

- a) None.

4. New Business:

- a) **Approve a Lot Split for 209 Dewey Avenue PID# 60137474.000 – Donovan Scruggs Agent. The lot is zoned R-1. The applicant has asked for a variance to the lot width that will be heard at ZAB on January 14th, 2025, at 5:00PM**

A motion was made by Kevin O'Connell, seconded by Joseph McCormick to approve the lot split contingent on the variance recommended for approval by ZAB being approved by the Board of Aldermen. The motion carried unanimously.

- b) **PUBLIC HEARING: Approve a Short-Term Rental at 1712 Carpenter Avenue/PIDN: 61220023.000. Paul and Katina Porter. The property is zoned R-1**

A motion was made by Matthew Hinton, seconded by Marshall Johnson to open public hearing. The motion carried unanimously.

A motion was made by Marshall Johnson, seconded by Joseph McCormick to close

public hearing. The motion carried unanimously.

A motion was made by Marshall Johnson, seconded by Kevin O'Connell to recommend approval for the short-term rental. The motion carried unanimously.

- c) **PUBLIC HEARING: Approve a Conditional Use Permit for a 66-Unit Condominium Complex PIDN: 60225300.000 on the north side of Highway 90. The property is zoned CH- Regional Commercial.**

The agenda was amended prior to the meeting and this item was removed from the Second Amended Agenda.

- d) **PUBLIC HEARING: Approve a major Preliminary Plat for Madison Place SD/PIDN: 60124060.000. Elliot Development LLC. The property is zoned R-1.**

The agenda was amended prior to the meeting and this item was removed and deferred to the Planning Commission Meeting February 11, 2025.

- e) **PUBLIC HEARING: Approve a Preliminary Plat for a major commercial subdivision plat 3419 Bienville Blvd PIDN: 690127491.050. The property is zoned CH- Regional Commercial.**

A motion was made by Matthew Hinton, seconded by Marshall Johnson to open public hearing. The motion was carried unanimously.

A motion was made by Kevin O'Connell, seconded by Joseph McCormick to close public hearing. The motion carried unanimously.

A motion was made by Kevin O'Connell, seconded by Matthew Hinton to recommend approval of preliminary plat. The motion carried unanimously.

- f) **PUBLIC HEARING: Approve the Draft Ocean Springs 2045 Comprehensive Plan update. Slaughter and Associates/Mike Slaughter/ Nathan Willingham.**

The agenda was amended prior to the meeting and this item was removed to be deferred to a later date.

5. General Public Comment

- a) None.

6. Commissioner's Forum

A motion was made by Marshall Johnson, seconded by Matthew Hinton to go into closed session to determine the need to go into executive session. The motion carried unanimously.

Returned from closed session.

A motion was made by Marshall Johnson, seconded by Joseph McCormick to come out

of closed session. The motion carried unanimously. There were no items to be discussed in executive session, and executive session was not entered.

7. Adjourn

A motion was made by Marshall Johnson, seconded by Matthew Hinton, to adjourn the meeting. The motion carried unanimously.