

The Minutes of the City of Ocean Springs
Planning Commission
Tuesday, September 9, 2025

1. Call Meeting to Order

The meeting of the City of Ocean Springs Planning Commission was called to order by Chairman Andy Phelan at 6:00 p.m. on Tuesday September 9, 2025. The members present were Clay McArdle, Michael Smith, Kevin O'Connell, Andy Phelan, Marshall Johnson, Nicolaus Geiser, and Jennifer Dalgo. Also, present were Amanda Crose Planning Director, Elizabeth Dill, Planning Technician, and David Harris, City Attorney.

A motion was made by Kevin O'Connell, seconded by Marshall Johnson to accept the amended agenda. The motion carried unanimously.

2. Approval of Minutes:

- a) August 12, 2025

A motion was made by Jennifer Dalgo, seconded by Kevin O'Connell to accept the minutes from July 8, 2025, as corrected. The motion carried unanimously.

3. Old Business:

- a) None

4. New Business:

- a) **Election of New Officers**

Chairman – Andy Phelan

Vice Chairman – Kevin O'Connell

Secretary – Marshall Johnson

A motion was made by Kevin O'Connell, seconded by Marshall Johnson, to recommend approval of new officers. The motion carried unanimously.

- b) **DEFERRED UNTIL NOVEMBER 12, 2025 – Public Hearing: Alexandria & David Arnold – 145 Lafayette Circle – PIDN: 61380024.000 – Approval of a Short-Term Rental Permit**
- c) **Public Hearing: Zayed Realty LLC – Bienville Blvd – PIDN: 60127590.050 – Requesting a zoning change from C-H Regional Commercial to M-1 Manufacturing & Warehousing**

A motion was made by Kevin O'Connell, seconded by Clay McArdle to open the public hearing. The motion carried unanimously.

- Vincent Burke – Ward 4 – Spoke in opposition to the request of zoning change from C-H Regional Commercial to M-1 Manufacturing & Warehousing.

A motion was made by Marshall Johnson, seconded by Michael Smith to close the public hearing. The motion carried unanimously.

A motion was made by Nicolaus Geiser, seconded by Michael Smith to recommend approval of the rezone of PIDN: 60127590.050 from C-H Regional Commercial to M-1 Manufacturing & Warehousing based on the mistake made in the original zoning map. The motion passed with a six to one vote. Yea – Andy Phelan, Nicolaus Geiser, Marshall Johnson, Jennifer Dalgo, Kevin O’Connell, and Micheal Smith. Nay- Clay McArdle.

d) Public Hearing: Crosspoint Capital LLC – Groveland Rd – PIDN: 60123040.000 – Requesting Sketch Plat approval of a 33-lot subdivision (Groveland Subdivision) – Jesse Saucedo

A motion was made by Nicolaus Geiser, seconded by Marshall Johnson to open the public hearing. The motion carried unanimously.

- Paul Gergen – Ward 5 – Verified the proposed subdivision wouldn’t interfere with the Deana Road expansion project.

A motion was made by Marshall Johnson, seconded by Micheal Smith to close the public hearing. The motion carried unanimously.

A motion was made by Jennifer Dalgo, seconded by Micheal Smith to recommend approval of the 33-lot subdivision provided the 20% open space requirement is verified on the Preliminary Plat. The motion carried unanimously.

e) DEFERRED UNTIL NOVEMBER 12, 2025 - Public Hearing: Southeastern Construction & Remodelling, LLC – Pabst Rd – PIDN: 60127170.000 – Requesting Sketch Plat approval for a 146 – lot subdivision (Holly Grove Subdivision) – Mickey L. Robertson, P.E.

5. General Public Comment

Haley Hill – Ward 4 – spoke about Sketch Plat review process and rezoning criteria.

6. Commissioners Forum

Discussion on status of 2045 Comprehensive Plan.

7. Adjourn

A motion was made by Marshall Johnson, seconded by Kevin O’Connell to adjourn the meeting. The motion carried unanimously.