

The Minutes of the City of Ocean Springs
Planning Commission
Tuesday March 10, 2026

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, March 10, 2026. The members present were Clay McArdle, Michael Smith, Kevin O’Connell, Marshall Johnson, Nicolaus Geiser, and Jennifer Dalgo. Also, present were Amanda Crose - Planning Director, Elizabeth Dill - Planning Technician, and David Harris - City Attorney.

Chairman Phelan gave the Invocation and Commissioner Dalgo led the Pledge of Allegiance.

2. Approval of Minutes:

- February 10, 2026

A motion was made by Marshall Johnson, seconded by Kevin O’Connell, to approve the minutes from February 10, 2025. The motion carried unanimously.

3. Old Business:

- None

4. New Business:

- a) **DEFERRED TBD: Public Hearing: Gibson Road – PIDN: 60124060.000 – Madison Place Phase IIA – Meritage Homes of Mississippi, Inc. Requesting Final Plat approval for 8 lots of the 51-lot subdivision**

Chairman Phelan announced that the Madison Place Phase IIA is deferred and will be placed on the April agenda.

- b) **Public Hearing: 808 Desoto #10 – PIDN: 60119106.000 – Magan Hutchens – Requesting approval of a Short-Term Rental Permit**

A motion was made by Marshall Johnson, seconded by Michael Smith, to open the Public Hearing. The motion carried unanimously.

Amanda Crose, Planning Director, presented the case and stated the property is located at 808 Desoto Street #10 and is zoned RM-2 Multi-Family Dwellings. The property is located within the Density Zone short-term rentals and would represent 52 of 55 available permits. She stated the Property Manager/Owner, Magan Hutchens, lives within 2 miles of the city limits.

Public Hearing notices were mailed on February 23, 2026, to 37 property owners within 500 feet of the subject property. Notice of the Public Hearing was advertised at least 15 days prior to the meeting being published on February 22, 2026, and a yard sign was placed on February 23, 2026.

The short-term rental inspection was conducted on February 12, 2026. A maximum occupancy of 6 people and a maximum of 2 vehicles was approved by the Building Official. Guest Rules were posted and visible during inspection. No code violations or police reports were reported, and no public comments were received by the Planning Office prior to the meeting.

- Magan Hutchens was in attendance to represent the case.

Commissioner O'Connell recommended adding clarification about parking in the rules and welcome letter to avoid potential issues.

A motion was made by Kevin O'Connell, seconded by Marshall Johnson, to close the Public Hearing. The motion carried unanimously.

A motion was made by Kevin O'Connell, seconded by Michael Smith, to recommend approval of the short-term rental permit at 808 Desoto Street #10, subject to annual renewal and compliance with the City of Ocean Springs Short-Term Rental Ordinance. The motion carried unanimously.

5. General Public Comment

- None

6. Commissioners Forum

Commissioner Johnson inquired on the status of the UDC Committee.

Amanda Crose, Planning Director, stated that the next meeting is scheduled for April 15, 2026. Committee members are asked to submit comments on the assigned reading by April 9, 2026. Commissioner Johnson asked whether the upcoming meeting would be the final meeting before making a recommendation.

Ms. Crose clarified that additional meetings would follow the April 15, 2026 meeting. After the review process is complete, Pat Bonck, with Neel Schaffer, will present the recommended changes to the Planning Commission and then to the Board of Aldermen.

Chairman Phelan stated that any discrepancies identified by the Planning Commissioners should be submitted to the Planning Department. He also asked whether the 25% variance was being discussed and considered. Ms. Crose stated the committee has not yet reached that section of the UDC.

7. Adjourn

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

The meeting ended at 6:08 pm.