

The Minutes of the City of Ocean Springs
Planning Commission
Tuesday, September 12, 2023

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, September 12, 2023. Members present were Matthew Hinton, Michael Davis, Joey Conwill, and Joseph McCormick. Also present were City Planner Wade Morgan, Planning & Grants Administrator Carolyn Martin, Planning & Grants Coordinator Camille Anderson, City Attorney Will Norman, Deputy City Clerk Vicky Hupe.

The Chairman called the meeting to order.

2. Approval of Minutes

a. August 8, 2023

A motion was made by J. McCormick seconded by M. Davis to approve the August 8, 2023 Planning Commission Meeting minutes. The motion was unanimously carried.

3. Old Business

a. 100 Winchester Drive / PID# 61087028.000 – Marisol Buckley – Request for a residential short-term permit - *Deferred from August 10, 2023 Agenda*

This item was deferred to the next meeting to allow legal review of the covenants received just prior to the meeting.

4. New Business

a. **PUBLIC HEARING:** 608 Azalea / PID# 61090012.010 – Chad Wade – Request for a residential short-term rental permit

A motion was made by M. Hinton seconded by J. McCormick to go into public hearing. The motion was carried unanimously. The application was presented by C. Martin, noting that Short-Term Rentals have been split into the "density zone" and the "city zone", and she is keeping track of those caps separately. This application is in the city zone. A motion was made by M. Davis seconded by J. Conwill to close the public hearing. The motion was carried unanimously.

A motion was made by M. Hinton seconded by J. McCormick to recommend approval of a Residential Short-Term Rental permit subject to annual renewal for 608 Azalea Drive. The motion was unanimously carried.

b. **PUBLIC HEARING:** 206 Audrey Circle / PID# 61375055.000 – Patrick Toomey – Request for a residential short-term rental permit.

A motion was made by J. McCormick seconded by M. Davis to go into public hearing. The

motion was carried unanimously. The application was presented by C. Martin. A motion was made by M. Davis seconded by J. Conwill to close public hearing. The motion was carried unanimously.

A motion was made by M. Davis seconded by J. McCormick to recommend approval of a Residential Short-Term Rental permit subject to annual renewal for 206 Audrey Circle. The motion was unanimously carried.

- c. **PUBLIC HEARING:** 504 Dewey Avenue / PID# 60137338.000 – Bryan & Melissa Blaker – Request for a residential short-term permit.

A motion was made by M. Hinton seconded by M. Davis to go into public hearing. The motion was carried unanimously. The application was presented by C. Martin. A motion was made by J. McCormick seconded by M. Hinton to close public hearing. The motion was carried unanimously.

A motion was made by J. McCormick seconded by M. Hinton to recommend approval of a Residential Short-Term Rental permit subject to annual renewal for 504 Dewey Avenue. The motion was unanimously carried.

- d. **PUBLIC HEARING:** 712 Forest Hill Drive / PID# 61095109.000 – Brett Orrell – Request for a residential short-term permit.

A motion was made by M. Hinton seconded by J. Conwill to go into public hearing. The motion was carried unanimously. The application was presented by C. Martin. A motion was made by M. Davis seconded by J. Conwill to close public hearing. The motion was carried unanimously.

A motion was made by J. Conwill seconded by M. Hinton to recommend approval of a Residential Short-Term Rental permit subject to annual renewal for 712 Forest Hill Drive. The motion was unanimously carried.

- e. **PUBLIC HEARING:** 1015 Lafontaine Ave. A / PID# 60137482.000 – Frederick Pattison Mannino – Request for a residential short-term permit.

A motion was made by M. Hinton seconded by J. Conwill to go into public hearing. The motion was carried unanimously. The application was presented by C. Martin. A motion was made by M. Davis seconded by J. Conwill to close public hearing. The motion was carried unanimously.

A motion was made by J. McCormick seconded by M. Hinton to recommend approval of a Residential Short-Term Rental permit subject to annual renewal for 1015 Lafontaine Ave. A. The motion was unanimously carried.

- f. **PUBLIC HEARING:** 1015 Lafontaine Ave. B / PID# 60137482.000 – Frederick Pattison Mannino – Request for a residential short-term permit.

A motion was made by M. Hinton seconded by J. Conwill to go into public hearing. The

motion was carried unanimously. The application was presented by C. Martin. A motion was made by M. Hinton seconded by J. Conwill to close public hearing. The motion was carried unanimously.

A motion was made by J. Conwill seconded by M. Hinton to recommend approval of a Residential Short-Term Rental permit subject to annual renewal for 1015 Lafontaine Ave. B. The motion was unanimously carried.

- g. **PUBLIC HEARING:** 103 Myrtle Avenue / PID# 61035043.000 – Stephen Johnston – Request for a residential short-term permit.

A motion was made by J. Conwill seconded by J. McCormick to go into public hearing. The motion was carried unanimously. The application was presented by C. Martin. A motion was made by M. Hinton seconded by M. Davis to close public hearing. The motion was carried unanimously.

A motion was made by J. Conwill seconded by M. Hinton to recommend approval of a Residential Short-Term Rental permit subject to annual renewal for 103 Myrtle Avenue. The motion was unanimously carried.

- h. **PUBLIC HEARING:** 1502 Porter Ave. / PID# 61011006.000 – Michelle Hodges – Request for a residential short-term permit.

A motion was made by M. Hinton seconded by J. Conwill to go into public hearing. The motion was carried unanimously. The application was presented by C. Martin. Tricia Altman - 1505 Porter Avenue spoke in opposition saying it was inappropriate for the neighborhood. Applicant Michelle Hodges addressed concerns and offered contact info. A motion was made by J. Conwill seconded by J. McCormick to close public hearing. The motion was carried unanimously.

A motion was made by J. Conwill seconded by M. Hinton to recommend approval of a Residential Short-Term Rental permit subject to annual renewal for 1502 Porter Avenue. The motion was unanimously carried.

- i. **PUBLIC HEARING:** 516 Shadowlawn Circle / PID# 61105403.000 - Aaron Goetsch – Request for a residential short-term permit.

A motion was made by M. Hinton seconded by J. Conwill to go into public hearing. The motion was carried unanimously. The application was presented by C. Martin. A motion was made by M. Davis seconded by J. McCormick to close public hearing. The motion was carried unanimously.

A motion was made by M. Davis seconded by J. McCormick to recommend approval of a Residential Short-Term Rental permit subject to annual renewal for 516 Shadowlawn Circle. The motion was unanimously carried.

- j. **PUBLIC HEARING:** 3072 Pabst Road / PID# 60127630.025 – Request approval of the Sketch Plat of a 4-lot subdivision.

A motion was made by M. Hinton seconded by J. Conwill to go into public hearing. The motion was carried unanimously.

W. Morgan presented the application. Ken Verling 120 Aaron Park Place - HOA President had concerns about drainage, asked if drawings are available to the public, and said he and some of his neighbors didn't receive the notice. Charles Taylor with the Foundation Group discussed the plan and their goal of preserving the environment: trees, marshland, etc. A motion was made by M. Davis seconded by M. Hinton to close public hearing. The motion was carried unanimously.

A motion was made by J. Conwill seconded by J. McCormick to recommend approval of Sketch Plat of a 4-lot subdivision at 3072 Pabst Road. The motion was unanimously carried.

- k. **DEFERRED: PUBLIC HEARING:** PID# 61473000.000, Northwest Corner of Front Beach Dr. and Martin Ave., The Sands at Front Beach. Request to rezone from R-1A Special Apartment District to the R-6 Residential District

This item was deferred to the next meeting at the applicant's request.

- l. **DEFERRED: PUBLIC HEARING:** PID# 61473000.000, Northwest Corner of Front Beach Dr. and Martin Ave., The Sands at Front Beach. Request Outline Plan approval of a Planned Unit Development (PUD) consisting of 31 detached dwelling units and common open space.

This item was deferred to the next meeting at the applicant's request.

5. General Public Comment

None.

6. Commissioner's Forum

None.

7. Adjourn

A motion was made by M. Davis seconded by M. Hinton to adjourn the meeting. The motion was unanimously carried.