

The Minutes of the City of Ocean Springs

Planning Commission

February 13, 2024

1. Call Meeting to Order

A meeting of the City of Ocean Springs Planning Commission was called to order by Vice Chairman Matthew Hinton at 6:00 p.m. on Tuesday, February 13, 2024. Members present were Marshall Johnson, Joey Conwill, and Joseph McCormick. Also present were City Planner Wade Morgan, Planning & Grants Administrator Carolyn Martin, Planning & Grants Coordinator Camille Anderson, and City Attorneys Will Norman and Anthony Liberato. Andy Phelan, Michael Davis, and Kevin O'Connell were absent.

2. Approval of Minutes

- a. January 9, 2024
- b. January 23, 2024 - SPECIAL CALL

A motion was made by M. Johnson, seconded by J. Conwill, to accept both the January 9 and January 23 minutes as submitted. The motion passed 4-0, with 3 members absent.

3. Old Business

- a. *DEFERRED FROM JANUARY* - 100 Winchester Drive/ PIO: 61087028.000 - Marisol Buckley -Request for a residential short-term rental permit

C. Martin presented. W. Norman provided legal documents from the civil case. A motion was made by J. McCormick, seconded by J. Conwill, to accept the documents into the minutes. The motion passed 4-0, with Andy Phelan, Michael Davis, and Kevin O'Connell absent. Marisol Buckley, 6101 Olde Oakview, spoke. Sean Buckley, 6101 Olde Oakview, spoke. A motion was made by J. Conwill, seconded by J. McCormick, to deny the Residential Short-Term Rental application based on documentation of the continued listing of the property with the ability to book for less than 30 days as well as previous discussion of restrictive covenants and subsequent legal activity. The motion passed 4-0, with 3 members absent.

4. New Business

- a. **PUBLIC HEARING:** 1222 Londonderry Lane / PID# 61098230.000 - Merethe Skaug Arneser - Request for a residential short-term rental permit.

A motion was made by M. Johnson, seconded by J. McCormick to go into public hearing. The motion passed 4-0 with Andy Phelan, Michael Davis, and K. O'Connell absent. C. Martin presented the application. M. Hinton asked the Planning Commission

if they had any questions. They didn't. M. Hinton asked if anyone present wanted to speak. Tom Nicholson at 1224 Londonderry spoke against it. Property Manager, Karen Stennis, spoke. Jerry Stumbo, 1224 Wellington Lane, spoke against. A motion was made by M. Johnson, seconded by J. McCormick, to come out of public hearing. The motion passed 4-0 with Andy Phelan, Michael Davis, and K. O'Connell absent. M. Johnson spoke briefly about the differences between long and short-term rentals. M. Hinton asked the Planning Commission if they had any questions. They didn't. A motion was made by M. Johnson, seconded by J. McCormick to recommend approval of a Short-Term Rental Permit. The motion passed 4-0 with Andy Phelan, Michael Davis, and Kevin O'Connell absent.

b. **PUBLIC HEARING:** 296 McCool Street / PID# 61305177.000 - Rhonda Richmond - Request for a residential short-term rental permit.

A motion was made by M. Johnson, seconded by J. McCormick, to go into public hearing. The motion passed 4-0 with Andy Phelan, Michael Davis, and K. O'Connell absent. C. Martin presented the application. M. Hinton asked the Planning Commission if they had any questions. They didn't. M. Johnson spoke briefly about the differences between long and short-term rentals. M. Hinton asked if the applicant wanted to speak. They didn't. M. Hinton asked if anyone present wanted to speak. No one did. A motion was made by M. Johnson, seconded by J. McCormick, to come out of public hearing. The motion passed 4-0 with Andy Phelan, Michael Davis, and K. O'Connell absent. M. Hinton asked the Planning Commission if they had any questions. They didn't. A motion was made by J. Conwill, seconded by J. McCormick to recommend approval of a Short-Term Rental Permit. The motion passed 4-0, with 3 members absent.

c. **PUBLIC HEARING:** 305 Teringo Circle / PID# 61375060.000 - Valerie Lewis - Request for a residential short-term rental permit.

A motion was made by J. McCormick, seconded by M. Johnson, to go into public hearing. The motion passed 4-0 with Andy Phelan, Michael Davis, and K. O'Connell absent. C. Martin presented the application. M. Hinton asked the Planning Commission if they had any questions. They didn't. M. Hinton asked if the applicant wanted to speak. They didn't. M. Hinton asked if anyone present wanted to speak. No one did. A motion was made by J. McCormick, seconded by M. Johnson, to come out of public hearing. The motion passed 4-0 with Andy Phelan, Michael Davis, and K. O'Connell absent. M. Hinton asked the Planning Commission if they had any questions. They didn't. A motion was made by J. Conwill, seconded by J. McCormick, to recommend approval of a Short-Term Rental Permit. The motion passed 4-0, with 3 members absent.

d. **PUBLIC HEARING:** 104 Blue Heron Boulevard / PID# 60127080.050 - Lucas Beebe - Request for a residential short-term rental permit.

A motion was made by J. McCormick, seconded by M. Johnson, to go into public hearing. The motion passed 4-0 with Andy Phelan, Michael Davis, and K. O'Connell absent. C. Martin presented the application. A motion was made by J. Conwill, seconded by M. Johnson, to accept emails from neighbors into the minutes. The motion passed 4-0 with Andy Phelan, Michael Davis, and Kevin O'Connell absent. M. Hinton asked the Planning Commission if they had any questions. They didn't. M. Hinton asked

if the applicant wanted to speak. The applicant spoke briefly. M. Hinton asked if anyone present wanted to speak. No one did. A motion was made by M. Johnson, seconded by J. McCormick, to come out of public hearing. The motion passed 4-0 with Andy Phelan, Michael Davis, and K. O'Connell absent. M. Hinton asked the Planning Commission if they had any questions. They didn't. A motion was made by J. Conwill, seconded by J. McCormick to recommend approval of a Short-Term Rental Permit. The motion passed 4-0, with 3 members absent.

- e. **PUBLIC HEARING:** 108 Hickory Avenue / PID# 61605204.000 - Beth Holland - Request for a residential short-term rental permit.

A motion was made by J. McCormick, seconded by M. Johnson, to go into public hearing. The motion passed 4-0 with Andy Phelan, Michael Davis, and K. O'Connell absent. C. Martin presented the application. M. Hinton asked the Planning Commission if they had any questions. They didn't. M. Hinton asked if the applicant wanted to speak. They didn't. M. Hinton asked if anyone present wanted to speak. No one did. A motion was made by J. McCormick, seconded by M. Johnson, to come out of public hearing. The motion passed 4-0 with Andy Phelan, Michael Davis, and K. O'Connell absent. A motion was made by J. Conwill, seconded by J. McCormick, to recommend approval of a Short-Term Rental Permit. The motion passed 4-0, with 3 members absent.

5. General Public Comment

None

6. Commissioner's Forum

None

7. Adjourn

A motion was made by M. Johnson, seconded by J. McCormick, to adjourn the meeting. The motion passed 4-0, with 3 members absent.