AUGUST 2, 2012

GAUTIER, MISSISSIPPI

BE IT REMEMBERED THAT a regular meeting of the Gautier Planning Commission of the City of Gautier, Mississippi, was held on August 2, 2012, at 6:00 P.M. in the Council chambers of the Gautier Municipal Building at 3330 Highway 90, Gautier, Mississippi.

Commission members present: David Wooten, Chairman, Larry Dailey, James Torrey, Richard Johnson, and Greg Spanier. Absent were Marilyn Minor and Jerry Akins. Also present were Eric Meyer, Economic Development Director; Bob Ramsay, City Attorney; Babs Logan, Planning Technician, and Melissa Burdine, Court Reporter.

APPROVAL OF AGENDA

There were no changes to the agenda.

AGENDA

GAUTIER PLANNING COMMISSION

AUGUST 2, 2012

6:00 P.M.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE (VOLUNTEER)

III. APPROVAL OF MINUTES – (APRIL 19, 2012 & MAY 3, 2012)

IV. APPROVAL OF AGENDA

V. PUBLIC COMMENTS (MATTERS OF THE PLANNING COMMISSION NOT LISTED ON THE AGENDA)

VI. OLD BUSINESS

NONE

VII. NEW BUSINESS

A. QUASI-JUDICIAL

1. REQUEST FOR HOME OCCUPATION PERMIT, HOME OFFICE FOR INTERNET SALES OF FASHION JEWELRY AND MEN'S T-SHIRTS, 2417 HERITAGE DRIVE (ANDREA MURRAY, OWNER) (GPC CASE #12-11-HO)

2. REQUEST FOR A CONDITIONAL USE-MAJOR PERMIT FOR AN OFFICE, DISPATCH SERVICE AND INTAKE OF ANIMALS FOR A WILDLIFE CARE AND RESCUE CENTER IN A PL PUBLIC LAND DISTRICT, AUDUBON LANE, (RANDALL HINES, AGENT FOR WILDLIFE CARE AND RESCUE CENTER, INC.) (GPC CASE #12-12-CU)

VIII. DIRECTOR'S REPORT

A. GOALS AND SCHEDULE OF UDO UPDATE

IX. ADJOURN

PUBLIC COMMENTS (MATTERS OF THE PLANNING COMMISSION NOT LISTED ON AGENDA)

Commissioner Wooten stated that a citizen living in the Smith Drive area had brought him a packet of information and photos regarding a two-story prefab building located in their residential district that was having a lot of commercial work done in it. The owner lives in a residence that faces Ridgedale Road and the two-story structure backs up to Smith Drive and causes a lot of traffic on Smith Drive. Commissioner Wooten said there is currently a six foot privacy fence around the Smith Drive lot. He asked Mr. Meyer if Code Enforcement would look into the situation.

OLD BUSINESS:

There was no old business to discuss.

NEW BUSINESS

A. QUASI-JUDICIAL

1. REQUEST FOR HOME OCCUPATION PERMIT, HOME OFFICE FOR INTERNET SALES OF FASHION JEWELRY AND MEN'S T-SHIRTS, 2417 HERITAGE DRIVE (ANDREA MURRAY, OWNER) (GPC CASE #12-11-HO)

There came before the Planning Commission a request on the part of Andrea Murray for a Home Occupation Permit for internet sales of fashion jewelry and men's t-shirts. The home occupation will be located in an R-1 Single Family Residential zoning district at 2417 Heritage Drive, PID #87340106.000. The request was before the Planning Commission because an objection was received at Staff level.

Commissioner Spanier asked the applicant how she would be shipping her orders. The applicant stated that she planned to check with the post office about their shipping options. Commissioner Spanier stated that he used the United States Postal Service (USPS) for shipments he made because it was economical and the USPS came by his residence daily anyway.

Commissioner Wooten stated that he had concerns about the volume of deliveries and pick-ups that would be made to the residence because of kids in the area. He noted that some delivery services are on strict timelines and sometimes speed through neighborhoods in order to meet their deadline, thus causing safety issues.

The applicant stated that she would most likely be taking her packages to the post office for shipping. Commissioner Johnson noted that one of the regulations for a home occupation was that there could not be excessive traffic and that the home occupation permit could be rescinded if the applicant did not adhere to the regulations. Mr. Meyer stated that Code Enforcement could monitor the home occupation for excessive traffic due to deliveries, etc. if necessary.

On a motion by Commissioner Torrey to approve the request and a second by Commissioner Johnson, the following vote was recorded:

AYES	NAYS	ABSENT	ABSTAINED
Larry Dailey	David Wooten	Marilyn Minor	
James Torrey		Jerry Akins	
Greg Spanier			
Richard Johnson			

2. REQUEST FOR A CONDITIONAL USE-MAJOR PERMIT FOR AN OFFICE, DISPATCH SERVICE AND INTAKE OF ANIMALS FOR A WILDLIFE CARE AND RESCUE CENTER IN A PL PUBLIC LAND DISTRICT, AUDUBON LANE, (RANDALL HINES, AGENT FOR WILDLIFE CARE AND RESCUE CENTER, INC.) (GPC CASE #12-12-CU)

There came before the Planning Commission a request on the part of Randall Hines, agent for Wildlife Care and Rescue Center, Inc., for a Conditional Use-Major Permit that would allow an office, dispatch service and intake of animals for a wildlife care and rescue center on Audubon Lane, PID #82422800.200, which is in a PL Public Land zoning district.

Mr. Hines stated that the center serves the public by taking their calls regarding injured wildlife and that they also get calls from government agencies and municipal animal control officers. The center's goal is to take in these injured wild animals, federally protected birds, small alligators, turtles, etc., restore them to health and release them. The center in Gautier would be used as a drop-off site for injured wildlife. The animals would be treated at another location.

Mr. Hines said that Wildlife Care and Rescue Center, Inc. is a registered state charitable organization and holds a Federal permit for care of migratory birds and a State permit for wildlife rehabilitation. He also stated that they had been in operation since the early 90's.

Mr. Hines stated that the Gautier location would be closer for the public to bring the animals when the center did not have the manpower to pick them up. It would also be a place where they could recruit and train volunteers.

Commissioner Dailey asked if required setbacks would be met if the commercial trailer they were using for the center was placed as shown on the site plan. Mr. Meyer advised him that the Building and Zoning Administrator and the Fire Marshall would address any issues regarding building setbacks and fire codes prior to permitting.

Commissioner Dailey made a motion to recommend approval of the request with the following conditions:

a. The office trailer shall have a ramp for handicap accessibility.

b. The office trailer shall meet City code requirements for placement of mobile homes as stated in Section 4.23.6 of the Unified Development Ordinance including, but not limited to skirting and landings.

c. A placement/moving permit for moving the trailer to the proposed site shall be obtained from the Gautier Planning Department.

Commissioner Torrey seconded the motion and the following vote was recorded:

AYES	NAYS	ABSENT	ABSTAINED
David Wooten		Marilyn Minor	
Larry Dailey		Jerry Akins	
James Torrey			
Greg Spanier			
Richard Johnson			

DIRECTOR'S REPORT

Mr. Meyer advised Commissioners that staff was looking into doing a revisory update of the Unified Development Ordinance (UDO) to bring before them. He noted that Ms. Logan had already made some minor changes regarding misspelling, typos, grammatical errors, etc. Mr. Meyer stated that for this revisory we are looking at obvious and non-controversial issues. An example is that there is not a minimum square footage requirement for residences built in an AG Agricultural zoning district. This obviously needs to be addressed as soon as possible.

A second revisory could be done later to address whether or not everyone was pleased with the UDO overall or are there sections that need to be completely rewritten. Mr. Meyer noted that in reviewing the UDO he found some requirements to be more challenging than he would have thought they should be and some requirements not challenging enough.

Mr. Meyer advised the Commissioners that he will be scheduling the first public hearing on September 6th with a work session on September 20th and a

second public hearing on October 18th. He would like to have the revisory updates on Council's November 6th agenda for their approval. Mr. Meyer stated that the City Manager wanted the UDO revised as needed and ready for publication as soon as possible.

Mr. Meyer advised Commissioners that the Veterans Tribute Tower was scheduled for dedication on August 31, 2012 and that the Streetscape should be completed by the end of September 2012.

SUBMITTED BY:

DATE: 09.12.12

Eric Meyer
Economic Development Director

APPROVED:

DATE: 9/6/12

David Wooten, Chairman
Gautier Planning Commission