SEPTEMBER 6, 2012

GAUTIER, MISSISSIPPI

BE IT REMEMBERED THAT a regular meeting of the Gautier Planning Commission of the City of Gautier, Mississippi, was held on September 6, 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, Marilyn Minor, Larry Dailey, Greg Spanier, Richard Johnson, and Jerry Akins. Absent was James Torrey. 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

SEPTEMBER 6, 2012

6:00 P.M.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE (VOLUNTEER)

III. APPROVAL OF MINUTES – (AUGUST 16, 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. LEGISLATIVE

1. REQUEST TO AMEND THE PARKING REQUIREMENTS FOR A HEALTH CLUB/FITNESS CENTER (KENNY BORRIES, OWNER OF BODY QUEST) (GPC CASE #12-17-UDO)

B. DISCUSSION

1. CONSIDERATION OF UNIFIED DEVELOPMENT ORDINANCE REVISIONS (GPC #12-18-UDO)

VIII. DIRECTOR'S REPORT

IX. ADJOURN

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

There were no public comments.

OLD BUSINESS:

There was no old business to discuss.

NEW BUSINESS

A. LEGISLATIVE

1. REQUEST TO AMEND THE PARKING REQUIREMENTS FOR A HEALTH CLUB/FITNESS CENTER (KENNY BORRIES, OWNER OF BODY QUEST) (GPC #12-17-UDO)

There came before the Planning Commission a request on the part of Kenny Borries, owner of Body Quest, for an amendment to the Unified Development Ordinance (UDO) regarding parking requirements for a Health Club/Fitness Center. The current number of parking spaces required by the UDO for a Health Club/Fitness Center is ten (10) plus one (1) per two hundred (200) square feet of Gross Leased Area (GLA). The applicant proposed the requirements be changed to ten (10) plus one (1) per five hundred (500) square feet of GLA.

Mr. Meyer reminded the Commissioners that the change was not case specific and that if amended the new requirements would apply to any new

Health Club/Fitness Center. Commissioner Wooten asked that they be allowed to discuss some of the specifics for the request in order to test the standards listed in the UDO.

Tommy Martin, the applicant's representative, stated that the proposed new two (2) story gym would be twelve thousand (12,000) square feet but only about six thousand (6,000) square feet would be actual workout area. The layout for the new gym only allows for forty-eight (48) parking spaces. According to the UDO the new gym must have seventy (70) parking spaces. Mr. Martin said the new gym would not need that many spaces and noted that he had taken a count of the cars in front of the existing gym which is located in a shopping mall at different intervals throughout the day. At 5:30 p.m. that evening the count peaked at thirty-nine (39) vehicles.

Commissioner Johnson asked Mr. Martin how much square footage would be designated for office space and exercise related activity. Mr. Martin said that he would estimate that about nine thousand (9000) square feet would be office space and workout area which would leave about three thousand (3000) square feet of hallways, storage areas, etc.

Commissioner Minor asked Mr. Martin what their busiest days and times were at their current location which Mr. Martin said was about seven thousand (7000) square feet. Mr. Martin said that there were about four (4) days a week when there were thirty (30) to fifty (50) cars at the current location and that was around 5:30 p.m. to 8:00 p.m.

Commissioner Dailey noted that on the information provided in their packets the neighboring cities of Ocean Springs and Pascagoula required substantially less spaces than Gautier's seventy (70) spaces. These cities require between forty (40) and forty-eight (48) parking spaces for a twelve thousand (12,000) square foot Health Club/Fitness Center.

Commissioner Wooten asked Mr. Martin if the parking spaces shown on the site layout were all within the boundary of the property. Jason Lauban, project architect, stated that on the current layout the spaces on the east side of the property were partially in the right-of-way and would have to be moved.

Mr. Meyer suggested the applicant and Staff take another look at the number of spaces that would actually be needed, considering landscaping and the parking spaces that would have to be relocated due to being in the right-of-way, before possibly making a change that would not be sufficient.

Commissioner Dailey made a motion to table the request until Thursday, September 13th at 6:30 p.m. for the applicant and Staff to meet and determine the exact number of spaces needed. Commissioner Minor seconded the motion and the following vote was recorded:

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

B. DISCUSSION

1. CONSIDERATION OF UNIFIED DEVELOPMENT ORDINANCE REVISIONS (GPC #12-18-UDO)

Commissioner Johnson began the discussion regarding possible UDO revisions by requesting that Commissioners read Section 3.2.1. (M) and Section 3.4 regarding the Planning Commission's duties as the Tree Board so they could discuss those sections at the Work Session on September 20th.

Commissioner Dailey stated that in Section 1.4.2. the words "contains regulations" should be changed to "is" because Section 1.4.2 (A-M) defines areas that should be considered but some areas have no specific regulations spelled out in the UDO, therefore there would be nothing to consider. The change would give latitude for those things to be considered. Mr. Ramsay explained that the new wording would not limit the Planning Commission to things that are specifically regulated in the UDO.

Mr. Ramsay further explained that there are certain objective criteria that must be met and approved by the Technical Review Committee before they will

approve something and forward it to the Planning Commission. The Planning Commission then has certain subjective criteria it must review, such as whether it is compatible with the Comprehensive Plan, the neighborhood, etc., before recommending a decision to the Council. Therefore, the change in wording allows for the subjective criteria to be considered.

Commissioner Wooten stated that he would like to discuss the amount of square footage allowed for signs on Gautier-Vancleave Road. He noted that the Comprehensive Plan classifies Gautier-Vancleave Road and Highway 90 as Principal Arterials but Gautier-Vancleave Road has C-2 zoning as opposed to Highway 90's C-3 zoning which allows for more square footage on signs.

Commissioner Johnson would also like to discuss Planning Commission quorums and majority recommendations at the Work Session.

The meeting was recessed until Thursday, September 13, 2012 at 6:30 p.m.

DIRECTOR'S REPORT

There was no report from the Director.

SUBMITTED BY:

DATE: 11.15.12

Eric Meyer
Economic Development Director

APPROVED:

DATE: 11-15-12

David Wooten, Chairman
Gautier Planning Commission