APRIL 4, 2013

GAUTIER, MISSISSIPPI

BE IT REMEMBERED THAT a regular meeting of the Gautier Planning Commission of the City of Gautier, Mississippi, was held on April 4, 2013, 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, Jimmy Green, and Greg Spanier. Absent was Marilyn Minor. Also present were Eric Meyer, Economic Development Director; Bob Ramsay, City Attorney; Babs Logan, Planning Technician; and Michele Keenlance, Court Reporter.

David Wooten, Chairman, called the meeting to order and presented the minutes from the March 7, 2013 meeting for approval. The minutes were approved as submitted.

APPROVAL OF AGENDA

There were no changes to the agenda.

AGENDA

GAUTIER PLANNING COMMISSION

APRIL 4, 2013

6:00 P.M.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE (VOLUNTEER)

III. APPROVAL OF MINUTES – (MARCH 7, 2013)

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 A 25' VARIANCE TO FRONT YARD SETBACK REQUIREMENTS FOR A CARPORT ADDITION IN A R-1; 5200 APOLLO DRIVE (TONY F. TAYLOR, OWNER) (GPC 13-10-VAR)

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. QUASI-JUDICIAL

1. REQUEST FOR A 25' VARIANCE TO FRONT YARD SETBACK REQUIREMENTS FOR A CARPORT ADDITION IN A R-1; 5200 APOLLO DRIVE (TONY F. TAYLOR, OWNER) (GPC 13-10-VAR)

There came before the Planning Commission a request on the part of Tony F. Taylor for a 25' variance to front yard setback requirements for a carport addition in an R-1 Low Density Single-Family Residential zoning district. The addition is located at 5200 Apollo Drive, PID # 87340037.000. It was built without a permit and does not meet setback requirements.

The applicant explained that he asked the contractor if he needed a permit to build the carport addition. The contractor told him as long as there was no electrical work to be done a permit was not required. The applicant stated that the contractor built the addition while the applicant was out of town and that upon

his return he made the contractor tear it down because of poor quality workmanship and rebuild it under the supervision of the applicant.

Mr. Meyer advised the Commissioners that if a permit had been obtained the contractor would have been made aware of the setback requirements. He also advised them that the request did not meet the criteria requirements in Section 4.18.4 of the Unified Development Ordinance for approval of a variance. Due to the location of the property, a possible legal solution might be for the applicant to ask the City to vacate the east end of Greenway Drive.

Mr. Meyer advised the applicant that the City would have to agree to vacate the 130' right-of-way, a new survey would have to be done and an easement would have to be given to the property owner at the end of Greenway Drive for access to the property, water, sewer, etc.

Commissioner Dailey asked the applicant if he would be interested in exploring the option of possibly having the City vacate that right-of-way. The applicant stated that he was interested in possibly pursuing that option.

Commissioner Dailey made a motion to table the request to allow the applicant ample time to investigate the possibility of vacating the right-of-way and alleviating the setback problem with the carport addition. Commissioner Torrey seconded the motion and the following vote was recorded:

AYES	NAYS	ABSENT	ABSTAINED
Larry Dailey		Marilyn Minor	
Greg Spanier			
David Wooten			
Jimmy Green			
James Torrey			

B. DISCUSSION

1. PARKS MASTER PLAN

Commissioner Dailey, who is Chairman of the Recreation Advisory Committee, began by telling the Commissioners that the Committee has met five times to review existing facilities in Gautier and neighboring cities, and the City

has held one town hall meeting where input was requested from the community on what they would like to see in the form of recreation in the City. The input received was used to create three options that were presented and discussed. The Committee is leaning towards specifically improving baseball conditions and then beyond that improving as much recreationally within the City as possible.

The first option is to build a new Baseball Sports Complex with eight or nine fields; the second option is to compromise by building a new Sports Complex with 4 fields on designated land and then upgrading existing facilities as much as possible with funds available; and the last option is to use existing facilities and land within the park system for a Sports Complex. The last option would mean utilizing the Buddy Davis field by making it the City's Baseball Complex by adding other facilities and bringing current facilities to "like new" standards as much as possible. This last option would allow funds to be put toward a new recreational facility building and to be used for upgrades to existing parks. Commissioner Dailey advised that the Committee voted to pursue the last option.

Mr. Meyer gave a Power Point presentation which included an overview of the items voted on at the town meeting in the order that received the most votes; they were football, baseball, Recreation Center, outdoor basketball, indoor basketball, playgrounds in existing parks, boat launches, hiking trails, etc.

Mr. Meyer then discussed available funds for recreation improvements. He explained that assuming the 2% tax levy on restaurant sales and hotel/motel room rentals receives the 60% voter approval on June 14th, there will be $5,000,000 that will be bonded over fifteen years.

Mr. Meyer explained that the Council Resolution creating the Recreation Advisory Committee stated that plans had to be brought before the Planning Commission because anything new would have a land use impact and the Planning Commission would have to consider if it was an appropriate land use in an appropriate location. Mr. Meyer noted that with the option chosen there will not be any new parks. The only thing new will be the multi-purpose center but at this time there is no proposed location. Mr. Meyer explained that the information

presented to the Planning Commission was for their consideration when making their recommendation to Council about approval of the option chosen by the Recreation Advisory Committee.

Commissioner Torrey made a motion to recommend the City pursue the option recommended by the Recreation Advisory Committee to use existing facilities and land within the park system for a Sports Complex, build a new recreational facility building and upgrade existing parks. Commissioner Spanier seconded the motion and the following vote was recorded:

AYES	NAYS	ABSENT	ABSTAINED
Larry Dailey		Marilyn Minor	
Jimmy Green			
Greg Spanier			
David Wooten			
James Torrey			

DIRECTOR'S REPORT

Mr. Meyer advised Commissioners that Council had approved the Walmart development agreement, that advertising for bids for Allen Road had begun, and that a Safe Routes to School grant and a trail grant had been applied for.

Mr. Meyer also advised Commissioners that Council had approved the ordinance amendments forwarded to them from the last Planning Commission meeting with the exception of the one regarding the number of domestic animals allowed at a residence. The Council tabled the item to schedule a workshop on the issue. Mr. Meyer stated that it would probably not be scheduled until sometime in July and that Commissioners would be informed when it was scheduled.

SUBMITTED BY:

Samantha D. Hall
Eric Meyer City Manager
Economic Development Director

DATE: July 24, 2013

APPROVED:

David Wooten, Chairman
Gautier Planning Commission

DATE: 7-11-13