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**JANUARY 2, 2014**

**GAUTIER, MISSISSIPPI**

**BE IT REMEMBERED THAT** a regular meeting of the Gautier Planning Commission of the City of Gautier, Mississippi, was held on January 2, 2014, 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, Jimmy Green, James Torrey, Marilyn Minor, Greg Spanier and Sandra Walters. Also present were Chandra Nicholson, Economic Development and Planning Director; Charlie McVea, City Attorney; Babs Logan, Planning Technician; and Michele Keenlance, Court Reporter.

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David Wooten, Chairman, called the meeting to order. Ms. Logan advised that the minutes from the December 5th meeting were not complete and would have to be placed on the January agenda for approval.

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**APPROVAL OF AGENDA**

There were no changes to the agenda.

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**AGENDA**

**GAUTIER PLANNING COMMISSION**

**JANUARY 2, 2014**

**6:00 P.M.**

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE (VOLUNTEER)**
- III. APPROVAL OF MINUTES – (DECEMBER 5, 2013)**
- IV. APPROVAL OF AGENDA**
- V. PUBLIC COMMENTS  
(MATTERS OF THE PLANNING COMMISSION NOT LISTED ON THE  
AGENDA)**

**VI. OLD BUSINESS**

- A. 5200 APOLLO DRIVE – TONY TAYLOR’S CARPORT VARIANCE (GPC #13-10-VAR)
- B. POSTING REQUIREMENTS FOR GPC ITEMS - REVIEW BY STAFF, FINDINGS TO BE PRESENTED AT FEBRUARY MEETING
- C. DEES LANDING SUBDIVISION – READVERTISEMENT FOR FEBRUARY MEETING

**VII. NEW BUSINESS**

- A. QUASI-JUDICIAL
  - 1. THE BOAT MAN - REQUEST FOR A CONDITIONAL USE-MAJOR PERMIT FOR A MARINE SALES AND SERVICE BUSINESS IN A TCMU TOWN CENTER MIXED USE DISTRICT, 2029 HIGHWAY 90, (GPC CASE #13-30-CU)
- B. LARRY MORAN EXCELLENCE AWARD
  - 1. RECEIVE NOMINATIONS
- C. PLANNING COMMISSION OFFICERS
  - 1. ELECT CHAIRPERSON AND VICE-CHAIRPERSON FOR 2014

**VIII. DIRECTOR’S REPORT**

**IX. ADJOURN**

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

There were no public comments.

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**OLD BUSINESS:**

Mrs. Nicholson advised the Commissioners that she would be listing items in this portion of the agenda that have been tabled or are outstanding as a reminder to the Commissioners that these are still ongoing issues.

- A. 5200 APOLLO DRIVE – TONY TAYLOR’S CARPORT VARIANCE (GPC #13-10-VAR)

Ms. Logan stated that she would call Mr. Taylor next week to see what the status was for correcting this issue.

B. POSTING REQUIREMENTS FOR GPC ITEMS - REVIEW BY STAFF, FINDINGS TO BE PRESENTED AT FEBRUARY MEETING

Mrs. Nicholson stated that she would be prepared to report her findings regarding posting subject properties for GPC issues to the Commissioners at the February meeting.

C. DEES LANDING SUBDIVISION – READVERTISEMENT FOR FEBRUARY MEETING

Mr. McVea advised that because of an error in advertising this item for the December meeting the item will not be considered tabled from that meeting. The item will have to be advertised for original consideration at the February meeting.

Commissioner Wooten asked if anyone had come by the Planning Office to review the preliminary plat. Ms. Logan advised that several residents of Homestead Boulevard had been by to review the plat and that they were planning a neighborhood meeting to discuss the plans and were also going to meet with Mr. Dees.

**\*\*NOTE TO RECORD:** It was subsequently determined that the meeting had been properly advertised. In fact, it had been overly advertised.

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**NEW BUSINESS:**

A. QUASI-JUDICIAL

1. THE BOAT MAN - REQUEST FOR A CONDITIONAL USE-MAJOR PERMIT FOR A MARINE SALES AND SERVICE BUSINESS IN A TCMU TOWN CENTER MIXED USE DISTRICT, 2029 HIGHWAY 90, (GPC CASE #13-30-CU)

There came before the Planning Commission a request on the part of Danny Senseney, owner of The Boat Man, for a Conditional Use-Major Permit that would allow a marine sales and service business in a TCMU Town Center Mixed Use zoning district at 2029 Highway 90, PID #82436055.170.

The applicant stated that he had outgrown his current location and needed more space so that he could comply with City codes by storing items out

of site. He also said that he would like to have a sporting goods center at the location.

Commissioner Dailey asked the applicant if he was going to use the main portion of the building for show and retail sales and the rear area of the building for storage and/or repair work. The applicant stated that he did not do much repair work anymore and that the rear area of the building would be mostly for disassembling, cleanup and storage.

Commissioner Dailey asked if the two sheds to the east of the building would be used for display of merchandise. The applicant stated that he would store functional boats in that area. The applicant also stated that repairs would be done in the area behind the building and that the public would not be allowed in that area.

Commissioner Green noted that the location already had a chain link fence around the property and asked if the applicant would have to put up a privacy fence also. The applicant stated that he would like to place a fabric screening of commercial quality that you cannot see-thru on the existing fence.

Commissioner Dailey had a question about condition #3 which reads "Merchandise other than boats/trailers shall be located inside of the building or in outdoor storage areas and screened from view". Commissioner Dailey stated that retail sales areas for public access should not have to be screened from view and he wanted to clarify condition #3. Mrs. Nicholson advised that anything behind the fence would be considered storage and the code states that any outdoor storage in the TCMU Town Center Mixed Use zoning district must be screened from view. Commissioner Dailey stated that the outdoor area used to keep merchandise should be classified as an outdoor showroom area not storage and that merchandise for sale should not be screened. He stated that any disassembling or cleaning that was done outdoors should be screened from Highway 90.

The applicant stated that he intended to screen the south side of the property and the areas that were not currently screened by trees and greenery. He also stated that the only other item that would be stored outside on the east

end of the building would be motors. Mr. McVea suggested adding motors to boats/trailers in the condition.

Commissioner Spanier made a motion to recommend approval of the Conditional Use-Major with the following conditions which shows the change discussed for condition #3:

1. Merchandise shall be considered any item for sale, new or used, that meets the requirements of these conditions. All merchandise shall be clean, usable, and operable as applicable.
2. Used merchandise shall be limited to clean operable boats for sale/display, clean reusable parts for sale, and clean reusable tools/fishing equipment, and other items related to Marine Sales and Service.
3. Merchandise other than boats, motors, and trailers shall be located inside of the building or in outdoor storage areas and screened from view.
4. All inoperable boats, unclean parts, tools, equipment, stands, and other items not considered merchandise or other items used for the repair/service portion of the business shall be screened from view and inaccessible to the general public.
5. Boats/trailers for sale may be located inside or outside of the buildings. Only clean, operable boats/trailers for sale may be within the public view shed and accessible to the general public.
6. All boats within the public view shed and accessible to the general public shall be on a trailer. Any Trailers within the public view shed and accessible to the general public shall be maintained in good/clean/presentable condition. Tires shall be in place on trailers and properly inflated at all times.
7. A display area of no more than five (5) operable boats shall be allowed in front of the building by the freestanding sign. Four (4) shall be allowed to the west of the sign and one (1) to the east of the sign.
8. Parts for sale shall be clean/usable and stacked/stored neatly in retail style bins or displays. Unclean parts shall be stacked neatly on pallets that shall be screened from view, be inaccessible to the general public, and kept at least five (5) feet from any property line.
9. The outdoor storage area shall be screened from view by a privacy fence that is a minimum of six (6) feet in height. Outdoor storage areas that contain merchandise for sale shall be segregated from storage areas that are required to be inaccessible to the general public according to these conditions.
10. A clear path shall be kept around the exterior of the building for emergency vehicle access.

11. Noise shall not be at a detectable audible level across property lines.
12. Access to all areas of the property shall be allowed to the City Code Enforcement Officer, with notification to owner and time agreed upon by both, for verification that the conditions are being met.
13. All maintenance or repair (other than cleaning) to boats, trailers, and other merchandise shall be done in areas that are not within the public view shed and are not accessible to the general public.

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

<u><b>AYES</b></u>	<u><b>NAYS</b></u>	<u><b>ABSENT</b></u>	<u><b>ABSTAINED</b></u>
James Torrey			
Greg Spanier			
Larry Dailey			
Jimmy Green			
David Wooten			
Marilyn Minor			
Sandra Walters			

**B. LARRY MORAN EXCELLENCE AWARD**

**1. RECEIVE NOMINATIONS**

Ms. Logan asked the Commissioners if they had a business or individual they would like to nominate for the 2014 Larry Moran Excellence Award. Commissioner Walters nominated Mallette Brothers Construction Company, Inc. and gave various examples of assistance they have provided for projects within the city such as helping with equipment when there was a problem with the Martin Bluff Road project, donating dirt and labor for the Frasier park project and other anonymous donations to help the city and its citizens.

Commissioner Dailey nominated Etta Saxton who owns the Flower Patch Florist. It was noted that she has been in business for many years in Gautier and that she provides excellent service.

The Commissioners decided to vote on the recipient of the award at this meeting since there were only two nominees and present the award at the February meeting.

The winner of the 2014 Larry Moran Excellence Award is Mallette Brothers Construction Company, Inc.

Ms. Logan will make the contacts needed and order the plaques for the presentation at the February 6<sup>th</sup> meeting.

C. PLANNING COMMISSION OFFICERS

1. ELECT CHAIRPERSON AND VICE-CHAIRPERSON FOR 2014

Chairman Wooten opened the floor for nominations for chairperson for 2014. Commissioner Dailey nominated Commissioner Wooten and Commissioner Green seconded the nomination. There were no other nominations for chairperson. Commissioner Wooten was elected per the following vote:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAINED</u>
James Torrey			David Wooten
Greg Spanier			
Larry Dailey			
Jimmy Green			
Marilyn Minor			
Sandra Walters			

Chairman Wooten opened the floor for nominations for vice-chairperson for 2014. Commissioner Torrey nominated Commissioner Dailey and Commissioner Green seconded the nomination. There were no other nominations for vice-chairperson. Commissioner Dailey was elected per the following vote:

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

**DIRECTOR'S REPORT**

Mrs. Nicholson gave the following updates on City projects: 1) the demolition of the mall has been slightly delayed due to work needed by AT&T and Cable One; and 2) Bienville Medical Complex should begin breaking ground by the beginning of March.

Commissioner Torrey asked when the traffic signal at Interstate 10 and Gautier-Vancleave Road would be complete. Mrs. Nicholson said that she did not have a date for completion but that it should be soon. She also said that MDOT is planning on building a park and ride at that location. Commissioner Wooten said that the MDOT report he read said the traffic signal should be complete by the end of January.

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**SUBMITTED BY:**

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Chandra Nicholson, Director  
Economic Development & Planning

DATE: \_\_\_\_\_

**APPROVED:**

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David Wooten, Chairman  
Gautier Planning Commission

DATE: \_\_\_\_\_