OCTOBER 18, 2012

GAUTIER, MISSISSIPPI

BE IT REMEMBERED THAT a regular meeting of the Gautier Planning Commission of the City of Gautier, Mississippi, was held on October 18, 2012, at 6:00 P.M. in the Council chambers of the Gautier Municipal Building at 3330 Highway 90, Gautier, Mississippi.

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

Larry Dailey, Vice-Chairman, called the meeting to order and presented the minutes from the September 6 and September 13, 2012 meetings for approval. The minutes were approved as submitted.

APPROVAL OF AGENDA

There were no changes to the agenda.

AGENDA

GAUTIER PLANNING COMMISSION

OCTOBER 18, 2012

6:00 P.M.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE (VOLUNTEER)

III. APPROVAL OF MINUTES – (SEPTEMBER 6, 2012 & SEPTEMBER 13, 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. CONSIDER ADOPTION OF UNIFIED DEVELOPMENT ORDINANCE REVISIONS (GPC #12-18-UDO)

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.

OLD BUSINESS:

Commissioner Johnson asked that Commissioners come prepared to make their nomination for the 2012 Larry Moran Excellence Award at the next meeting which is scheduled for November 15, 2012. He asked that they have a first, second and third choice. Commissioner Johnson stated that he would like to vote for the winner at the December 6th meeting and present the award at the January 2013 meeting.

NEW BUSINESS:

A. LEGISLATIVE

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

Mr. Meyer noted that this was the second public hearing on changes to the Unified Development Ordinance (UDO), the first being on September 6, 2012. He stated that the changes are primarily grammatical and typographical changes with the exception of a few items that were noted in the Staff Report. Those items are as follows: 1) addition of thirteen hundred twenty-five (1,325)

square feet minimum living area of dwelling units in Agricultural zoning districts, Section 5.4.2; 2) amending Section 5.4.3 Minimum Setbacks for Principal Structure side yard to fifty (50) feet for corner lots; 3) moving Minimum Living Area for Single Family Detached Dwelling in Section 5.4.7 from Regulations for Manufactured and Mobile Home Parks to Regulations for Manufactured or Modular Home Subdivisions; 4) exemption of governmental buildings from the Architectural Standards in Article VIII; and 5) addition of Special Events to Section 6.8.2 Temporary Uses Permitted.

Staff has received no written comments or phone calls from the public regarding the changes. Mr. Meyer advised the Commissioners that any major changes that may be proposed this spring or summer, such as reviewing Architectural Standards or signage, will be publicized more than just the required notice in the local newspaper. Staff may interview contractors, realtors, and business owners for input on the codes and possibly have a town meeting regarding changes. There will also be Planning Commission work sessions.

On a motion by Commissioner Akins to recommend approval of the changes to the UDO as noted and a second by Commissioner Torrey, the following vote was recorded:

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

DIRECTOR'S REPORT

Mr. Meyer told the Commissioners that paperwork had been completed for the City to borrow one million dollars ($1,000,000) from the Mississippi Department of Agriculture (MDA) for Allen Road improvements and that the City was expecting the director of MDA to approve the request next week.

Staff has not received final construction drawings from Bienville Orthopedic for the new medical complex but Mr. Meyer has spoken with the

project engineer who says there are ongoing discussions with the doctors regarding a few items but the development will still be moving forward this year.

Commissioner Akins asked about the status of the RE Residential Estate rezoning in the northern part of Hickory Hills. Ms. Logan stated that Mr. Ramsay, the City Attorney, had advised her earlier in the week that the area was still zoned R-1 Low Density Single Family Residential. An appeal by Silvergirl, LLC of a Council decision regarding the proposed Cypress Landing subdivision in the area has delayed the rezoning. Commissioner Dailey questioned why the rezoning was being delayed because of the appeal of a subdivision preliminary plat. Mr. Meyer said he would check with Mr. Ramsay and report back at the next meeting.

SUBMITTED BY:

_____ DATE: 4/16/13

Eric Meyer
Economic Development Director

APPROVED:

_____ DATE: 4/4/13

Larry Dailey, Vice-Chairman
Gautier Planning Commission