

**CITY OF PICAYUNE**  
**PLANNING COMMISSION MEETING**  
**Minutes of September 13, 2016, 5:00 P.M.**

The City of Picayune Planning Commission met September 13, 2016 at 5:00 P.M. in the Intermodal and Tourist Center at 200 Hwy 11 South, Picayune, MS 39466 with the following Commissioners present: Bryan Cooper, Luddia Williams, Martha Ford, Dennis Collier, Louise Harvin, Tom Milar and Teresa Bennett of Planning & Zoning Department.

It being determined a quorum was present, Dennis Collier, welcomed everyone and called the meeting to order.

The following agenda items were discussed with recommendations made to the City Council on September 20, 2016 at 5:00 P.M.

**I. Approval of Minutes for meeting held August 9, 2016.**

**Motion:** made by Bryan Cooper to amend the minutes for August 9, 2016 to correct Louise Harvin and Dennis Colliers name from Abstaining and not voting to absent and not voting.

**Second:** Luddia Williams

**Voting Yea:** Dennis Collier, Luddia Williams, Louise Harvin, Martha Ford and Bryan Cooper

**Voting Nay:** None

**Absent and not Voting:** David Mooneyhan and Patricia Barnett

**Abstaining and not Voting:** None

At this time Dennis Collier recused himself because of possible personal conflict. Bryan Cooper acted as Chairman

**New Business**

1. Consider request from Mark Gibson to re-subdivide and combine lots 1, 2, 3, 5, and 6. Property is located at 110 Stevenson Street.

Parcels 6171110030202500, 6171110030202501 and 6171110030202502

Let the record show the proof of the publication for a Public Hearing is on file.

Mark Gibson spoke on proposed site for apartment complex and how the property was on the City's clean-up list, but has now been cleaned. Mr. Gibson also states that he will be investing over 1 million dollars into that property and that the new development would improve the neighborhood and that the apartments would only be rented to people 65 and older.

Jack Brans brought in pictures of prior flooding, and a signed petition with objections to the new proposed development. Mr. Brans commented that he did not want a low income apartment complex in his

neighborhood, and that this area has flooded in the past. Also, will the drainage system be improved and who will do improvements?

Mr. Brans also stated that the Mark Gibson should build on lot 6 and leave the other lots the way they are.

Mr. Brans also stated that Ms Jennifer Hagstrom did not receive Public Hearing Letter. As per our records, a Public hearing Notice was sent to Mid South Enterprises, LLC at 701 D Hwy 11 S Picayune, MS 39466. Letter came back not deliverable as addressed.

Mike Davis a resident of 20 years said that his concerns are the drainage issues and that building a 12 plex- apartment complex will consist of 12 more toilets draining into the sewer system which has an existing drainage problem.

James Smith resident since 1978, his concerns are that existing manholes that have raw sewage coming out of it at times, and now Mr. Gibson wants to add 12 more families to this sewer system with existing problems.

Bryan Cooper asked Mr. Gibson, do you have a plan for what you are going to do?

Mr. Gibson said not at this time. We are taking one step at a time and trying to re-subdivide for now.

Tom Milar addresses commissioners that we are only here for the Re-subdivide today and that Mr. Gibson has to bring in all plans to the Site Review Committee for approval. Any and all changes will be made at this point. If it does not comply or it would cause more drainage problems, he can upgrade to whatever is necessary or he cannot go forward with the development. The City Engineer/Site Review Committee has to approve.

After discussion, the Planning Commission made the decision to approve the request as submitted. The following vote was taken:

**Motion:** Martha Ford

**Second:** Luddia Williams

**Voting Yea:** Luddia Williams, Louise Harvin, Martha Ford and Bryan Cooper

**Voting Nay:** None

**Absent and not Voting:** David Mooneyhan and Patricia Barnett, Dennis Collier

**Abstaining and not Voting:** None

**Dennis Collier re-joined the meeting.**

**Motion to Recess to Tuesday, October 11, 2016**

**Motion: Bryan Cooper**

**Second: Luddia Williams**

**Voting Yea: Dennis Collier, Luddia Williams, Louise Harvin, Martha Ford and Bryan Cooper**

**Voting Nay: None**

**Absent and not Voting: David Mooneyhan and Patricia Barnett**

**Abstaining and not Voting: None**