

CITY OF PICAYUNE
PLANNING COMMISSION MEETING
Minutes of September 12, 2017, 5:00 P.M.

The City of Picayune Planning Commission met September 12, 2017 at 5:00 P.M. in the Intermodal and Tourist Center at 200 Hwy 11 South, Picayune, MS 39466 with the following Commissioners present: Dennis Collier, Louise Harvin, George Janet, David Mooneyhan, Bryan Cooper, 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 19, 2017 at 5:00 P.M.

I. Approval of Minutes for meeting held August 8, 2017.

Motion: Louise Harvin

Second: George Janet

Voting Yea: Dennis Collier, George Janet, David Mooneyhan, Louise Harvin, Luddia Williams

Voting Nay: None

Absent and not Voting: Martha Ford, Bryan Cooper

Abstaining and not Voting: None

New Business

1. Consider request from James Lowe, is seeking permission for a Small Subdivision & Variance request to re-subdivide lots 5 and 6 of Block 46 of Williams Goodyear Addition into (2) parcels, also requesting variance for lot frontage. Property located on the corner of Fifth Avenue & Pine Street, Parcel 6175150010702600, which is zoned R-1 (Single Family Residential).

Let the record show the proof of the publication for the Subdivision Request and public hearing letters for the adjacent land owners were on file.

After discussion and with no opposition, the Planning Commission made the decision to approve the request as submitted. The following vote was taken:

Motion: David Mooneyhan

Second: Louise Harvin

Voting Yea: Dennis Collier, Luddia Williams George Janet, David Mooneyhan, Louise Harvin

Voting Nay: None

Absent and not Voting: Martha Ford, Bryan Cooper

Abstaining and not Voting: None

2. **Consider request for a conditional use for Robert St. Romain is seeking permission to have his AC business in front of the building, and rent out the back part as residence. Purchase agreement upon approval of the Conditional Use. PPIN 25857, property located at 2110 East Canal Street, which is zoned C-3 (Highway Commercial).**

Discussion:

Planning Commissioner George Janet

You are going to be a landlord now, are you going to provide your tenant with the fullness of enjoyment? Is your business going to be a nuisance to that person?

Robert St. Romain

The business will not be a nuisance to the tenant, it will only be an office and small workshop for me, there will be no customers, no traffic concerns.

After discussion, the Planning Commission made the decision to approve the request as submitted.

The following vote was taken:

Motion: David Mooneyhan

Second: George Janet

Voting Yea: Dennis Collier, Luddia Williams, George Janet, David Mooneyhan, Louise Harvin

Voting Nay: None

Absent and not Voting: Martha Ford, Bryan Cooper

Abstaining and not Voting: None

At this time Bryan Cooper, entered the meeting.

Planning Commissioner Bryan Cooper will replace Dennis Collier as chairman for Item # 3.

3. **Consider request for a conditional use for Dennis Collier to use the space above his office as his residence. PPIN 42998, property located at 413 Carroll Street, which is zoned C-3 (Highway Commercial).**

Discussion:

Planning Commissioner Bryan Cooper

Mr. Collier, what is the reason for the request?

Dennis Collier

I am currently building an office for my wife's business and my own business with future space above. My Home was for sale and sold sooner than I thought it would. I'm asking to this space above the office as my residence.

There are currently residential 4 plex on one side and a commercial Doctors office on the other.

At this time, Dennis Collier recused himself.

After discussion, the Planning Commission made the decision to approve the request as submitted.

The following vote was taken:

Motion: David Mooneyhan

Second: Luddia Williams

Voting Yea: Bryan Cooper, Luddia Williams, George Janet, David Mooneyhan, Louise Harvin

Voting Nay: None

Absent and not Voting: Martha Ford, Dennis Collier

Abstaining and not Voting: None

Motion to Recess to Tuesday, October 10, 2017

Motion: Luddia Williams

Second: Louise Harvin

Voting Yea: Dennis Collier, Bryan Cooper, Luddia Williams, George Janet, David Mooneyhan, Louise Harvin

Voting Nay: None

Absent and not Voting: Martha Ford

Abstaining and not Voting: None