

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF GLUCKSTADT, MISSISSIPPI**

A regular meeting of the Planning and Zoning Commission of the City of Gluckstadt, Mississippi (“the Board”), was duly called, held, and conducted on Tuesday, March 24, 2026, at 6:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

Melanie Greer
Patrick Beasley
Andrew Duggar (arrived after minutes)
Katrina B. Myricks
Phillips King
Kayce Saik

Absent:

Lauren Bishop

Also present:

Zachary L. Giddy, Attorney
Caine Dearman, Chris Buckner, and Christian Hall City of Gluckstadt

Chairman Melanie Greer called the meeting to order. Roll was called and it was announced that a majority of the voting members of the Board were present, and that said number constituted a quorum.

Vice Chairman Kayce Saik opened the meeting with prayer and Melanie Greer led the Pledge of Allegiance.

All members of the Board present acknowledged receipt of the agenda and the agenda was as follows:

- 1. Call to Order**
- 2. Opening Prayer and Pledge of Allegiance**
- 3. Consideration and Approval of Minutes**

A) Consideration of Minutes-2/24/26 PNZ Regular Meeting

4. New Site Plan Considerations

A) Planning and Zoning Update

5. New Business

A) Request for Rezoning-26-019-Sahler Property Stout Rd

B) Request for Conditional Use-26-020-Sahler Stout Rd Property-Indoor/Outdoor Baseball Training Facility

C) Consideration of Site Plan-26-021-Sahler Stout Rd Property-Indoor/Outdoor Baseball Training Facility

D) Request for Rezoning-26-015-UCR Properties 158 American Way

E) Request for Rezoning-26-023-RANDS LLC Rezoning Catlet Rd

F) Consideration of Site Plan-Martin Group-Gluckstadt Office Park

G) Request for Conditional Use-Quiet Waters-Calhoun Station & Stout Rd

H) Consideration of Site Plan-Hederman Brothers-247 Industrial Dr. N

I) Consideration of Site Plan-Taco Bell-1021 Gluckstadt Rd

6. Next Meeting

A) Regular Meeting April 28th, 2026, 6:00 pm City Hall

7. Adjourn

The Board considered the Minutes of the February 24, 2026, regular meeting. Commissioner Katrina Myricks moved to approve the minutes presented as written with no corrections. The motion was seconded by Commissioner Kayce Saik and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

Commissioner Andrew Duggar arrived at the meeting.

**Public Hearing for Application for Rezoning
for Lee Sahler - JLS Construction, LLC**

Chairman Melanie Greer opened the Public Hearing on the Petition and Application to Rezone Real Property for Lee Sahler – JLS Construction, LLC for property located on Stout Road in the City of Gluckstadt and being identified as Tax Parcel No. 082B-09-005/01.00. The subject property is presently zoned A-1 Agricultural District. Caine Dearman presented the application and advised the Board that Applicant is requesting a rezoning from the current A-1 classification to C-1A Restricted Commercial District. Mr. Dearman further advised the Board that notice posting and publication requirements were met and that applicant sent letters to surrounding properties. Mr. Lee Sahler appeared and spoke on behalf of the Application. Mr. Sahler advised the Board that the Applicant is requesting the rezoning to allow Applicant to obtain a conditional use to allow an indoor/outdoor athletic training facility on the subject property. The surrounding property is zoning C-2. The requested rezoning is for only 10 acres of the 40-acre parcel owned by Applicant.

Chad Phillips, a neighboring property owner appeared and spoke in favor of the rezoning. Mr. Phillips stated there is a need for this type of facility.

Mr. Sahler addressed concerns over light pollution.

Opposition was given an opportunity to respond.

Mr. Paul Clark appeared and spoke. Mr. Clark stated he is not opposed but is concerned about light pollution.

There was no additional opposition present or support.

Chairman Melanie Greer closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Phillips King and seconded by Commissioner Patrick Beasley, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested rezoning to rezone the subject property from A-1 Agricultural District to C-1A Restricted Commercial District. The Chairman declared the motion carried.

Public Hearing for Application for Conditional Use Permit for Lee Sahler - JLS Construction, LLC

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Lee Sahler – JLS Construction, LLC for property located on Stout Road in the City of Gluckstadt and identified by Tax Parcel Number 082B-09-005/01.00. Mr. Dearman advised that the subject property is presently zoned A-1 and is the same property considered in the previous agenda item for a rezoning recommendation to the Board of Aldermen to rezone to C-1A. Mr. Dearman advised the Board that conditional use request is allowable for an indoor/outdoor athletic facility for athletic training. Mr. Sahler advised the Board that the facility will be an 11,500 sq. ft. building and that the facility will be used for practice and not for tournaments and/or games. Mr. Dearman further advised the Board that notice posting and publication requirements were met.

Opposition was given an opportunity to respond, but there was no opposition present.

Chairman Melanie Greer closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Kayce Saik and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use for Applicant to an indoor/outdoor athletic facility for athletic training on the subject property in the C-1A zoning district. The Chairman declared the motion carried.

Site Plan – Lee Sahler - JLS Construction, LLC

The Board next considered the site plan submitted by Lee Sahler - JLS Construction, LLC for property located on Stout Road in the City of Gluckstadt and being identified as Tax Parcel No. 082B-09-005/01.00. Caine Dearman advised the Commissioners that the subject property is the same as the subject property in the request for rezoning and conditional use hearing just prior to consideration of this site plan for an indoor/outdoor athletic training facility. Mr. Dearman presented Commissioners with the site plan and advised the Board that the City's Planning & Zoning Department had reviewed the site plan and meets the City's requirements. Lee Sahler addressed the Commissioners regarding the coloring of the building – updated from the submitted site plan. Mr. Sahler further stated the site plan allows for sufficient parking and landscape requirements are met. Mr. Sahler stated the dumpster needs to be repositioned. On motion by Commissioner Phillips King and seconded by Commissioner Andrew Duggar, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan with the condition of revisions prior to the Mayor and Board of Aldermen meeting that the site plan be revised to include the dumpster relocation, ingress/egress, concrete pad and new color rendering. The Chairman declared the motion carried.

Public Hearing for Application for Rezoning for UCR Management, LLC

Chairman Melanie Greer opened the Public Hearing on the Petition and Application to Rezone Real Property for UCR Management, LLC for property located at 158 American Way in the City of Gluckstadt and being identified as Tax Parcel No. 082I-29-010/11.00. The subject property is presently zoned partially I-2 Heavy Industrial District and partially C-2 Highway Industrial District. Caine Dearman presented the application and advised the Board that notice posting and publication requirements were met and that applicant sent letters to surrounding properties. Warren Miconi appeared and spoke on behalf of the Applicant. Mr. Miconi advised the Board that the property is currently zoned half C-2 and half I-2 and Applicant is seeking to rezone the C-2 portion of the property to make the entire property zoned as I-2 for the purpose of marketing the property to potential tenants. Commissioner Phillips King expressed concerns over the property being rezoned to I-2 based on purpose of industrial district and further that the industrial zoning is inconsistent with the City's Comprehensive Plan where it is shown as C-2.

Opposition was given an opportunity to respond, but there was no opposition present.

Applicant stated that it would maintain a 50 foot buffer zone and work with neighboring properties.

Chairman Melanie Greer closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Kayce Saik and seconded by Commissioner Phillips King, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they deny the requested rezoning to rezone the subject property from I-2 Heavy Industrial District to C-2 Highway Commercial District. The Chairman declared the motion carried.

Public Hearing for Application for Rezoning for RANDS, LLC

Chairman Melanie Greer opened the Public Hearing on the Petition and Application to Rezone Real Property for RANDS, LLC for property located on Catlett Road in the City of Gluckstadt and being identified as Tax Parcel Nos. 082D-19-010/00.00 and 082D-19-010/01.00. Caine Dearman presented the application and advised the Board that Applicant is requesting a rezoning from the current R-1 classification to R-2 classification based on a mistake. Mr. Dearman further advised the Board that notice posting and publication requirements were met and that applicant sent letters to surrounding properties. Mr. Rick Eisenberger appeared and spoke on behalf of the Applicant. Mr. Eisenberger discussed the procedural history and advised Commissioners that the property was rezoned from R-1 to R-2 by the County prior to Gluckstadt's incorporation. The rezoning was appealed and the Board of Supervisors and the Madison County Circuit Court upheld the decision to rezone from R-1 to R-2. Upon incorporation Gluckstadt adopted the County Map and modified Zoning Ordinance and Comprehensive Plan. Mr. Eisenberger discussed the *Dicks v. City of Vicksburg* case wherein there was a mistake in zoning.

Opposition was given an opportunity to respond.

Penny Coulon, who lives across the street from the subject property appeared and spoke in opposition to the rezoning. Ms. Coulon stated she has concerns over the number of houses to be built and congestion of the roadway.

There was no additional opposition present or support.

Chairman Melanie Greer closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Phillips King and seconded by Commissioner Patrick Beasley, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested rezoning to rezone the subject property from R-1 to R-2. The Chairman declared the motion carried.

Site Plan – The Martin Firm PLLC and the Martin Group

The Board next considered the site plan submitted by The Martin Firm PLLC and the Martin Group for property located at 342 Old Jackson Road in the City of Gluckstadt and identified by Tax Parcel Number 082E-15-003/00.00. Caine Dearman presented Commissioners with the site plan and stated the Applicant plans to build a 2,100 sq. ft. building on the subject property. Mr. Dearman advised that Applicant's plans have been approved by the Gluckstadt ARC. Mr. Dearman advised that the Applicant requested and received a dimensional variance in 2025 to reduce the side and rear setbacks on the subject property and that Applicant has satisfied the parking space requirements. Applicant will utilize existing dumpster per agreement with Gluckstadt Office Park. Mr. Dearman advised the Board that the City's Planning & Zoning Department has reviewed the site plan and recommends approval. On motion by Commissioner Kayce Saik and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan as submitted. The Chairman declared the motion carried.

Public Hearing for Application for Conditional Use Permit for Matt Vitart / Quiet Waters Ministries, Inc.

The Board next considered the site plan submitted by Matt Vitart on behalf of Quiet Waters Ministries, Inc. for property located at the corner of Calhoun Station Parkway and Stout Road in the City of Gluckstadt and being identified as Tax Parcel Nos. 082B-09-002/00.00 and 082B-09-002/07.00. Mr. Dearman advised that the subject property is presently zoned A-1, C-2, and R-1. Mr. Dearman advised the Board that notice posting and publication requirements were met and that applicant sent letters to surrounding properties. Matt Vitart appeared and spoke on behalf of the Applicant. Mr. Vitart advised the Board that a conditional use for the subject property was originally granted in 2023 for a similar use. Applicant currently operates at a different property outside the City limits. Applicant is seeking the conditional use to operate a respite ministry as a quasi-public facility.

Opposition was given an opportunity to respond, but there was no opposition present.

Chad Phillips, a neighboring property owner appeared and spoke in favor of the requested conditional use and stated he believes the requested use to be compatible with the area.

Chairman Melanie Greer closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Andrew Duggar and seconded by Commissioner Kayce Saik, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use for Applicant to operate a quasi-public respite ministry center on the subject property in the A-1, C-2, and R-1 zoning districts. The Chairman declared the motion carried.

Site Plan Amendment – Doug Hederman / Hederman Brothers Printing

The Board next considered the site plan submitted by Doug Hederman / Hederman Brothers Printing for property located at 247 Industrial Drive North in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-017/08.00. Caine Dearman presented Commissioners with the site plan and stated the Applicant is requesting approval of a previously approved site plan which was approved in 2025. The Applicant is resubmitting the site plan for additional warehousing and office space, but the project is similar to the previous approved site plan. Mr. Dearman advised that Applicant has satisfied the parking and landscape requirements that the City's Planning & Zoning Department has reviewed the site plan and recommends approval. On motion by Commissioner Andrew Duggar and seconded by Commissioner Patrick Beasley, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan as submitted. The Chairman declared the motion carried.

Site Plan Amendment – Albert Palacios – Pacific Bells, LLC (Taco Bell)

The Board next considered the site plan submitted by Albert Palacios – Pacific Bells, LLC for property located at 1029 Gluckstadt Road in the City of Gluckstadt and identified as West side of Tax Parcel Number 082I-29-010/22.00. Caine Dearman presented Commissioners with the site plan and stated the Applicant is requesting approval of a site plan for Taco Bell restaurant. Taco Bell representatives were present via video stream and advised the Board that the proposed Taco Bell would be a 2,241 sq. ft. building next to Take 5. Applicant plans an added privacy fence and screening between the subject restaurant and Red Oak Subdivision. The proposed restaurant will not be open 24/7. Closing will be 1:00 a.m. on Friday and Saturday and 12:00 a.m. on Sunday. The site plan includes light pollution illustrated to not project on residential lots. The parking and drive lane meet requirements. Applicant has a 25-year lease with Taco Bell franchising. Gluckstadt ARC review is still ongoing as they work with Applicant through modifications.

Commissioners expressed concerns over proximity to residential neighborhoods; compatibility with abutting neighborhood; and location of outside existing turn lane which would cause traffic back up. On motion by Commissioner Phillips King and seconded by Commissioner Andrew Duggar, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they deny the site plan as submitted. The Chairman declared the motion carried.

NEW BUSINESS

Mr. Dearman updated Commissioners on recent Planning and Zoning matters.

OLD BUSINESS


None.

There was no further business to be presented.

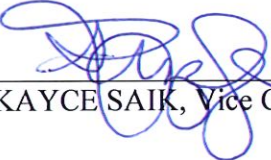
ADJOURN

Commissioner Kayce Saik moved that the meeting be adjourned. The motion was seconded by Commissioner Katrina Myricks and approved unanimously by all present Commissioners. The Chairman declared the Motion carried.

WITNESS OUR HANDS, this the 28th day of April, 2026.



MELANIE GREER, Chairman



KAYCE SAIK, Vice Chairman/Secretary