

MINUTES
WAVELAND PLANNING & ZONING COMMISSION
JUNE 29, 2015

A regular meeting of the Waveland Planning & Zoning Commission was held at 6:00 p.m. on Monday, June 29, 2015 at the Waveland City Hall, located at 301 Coleman Avenue, Waveland, Mississippi.

Chairman Roger Estopinal was not present and Acting Chairman Clarence Harris called the meeting to order at 6:00 p.m. Present were Commissioners Jay Fountain, Charlotte Watson, Zoning Official Christine Gallagher, and Jeanne Conrad of the Building Department. Mike Kopke was absent. Acting Chairman Clarence Harris established there was a quorum present.

Acting Chairman Clarence Harris called for a motion to accept the minutes from the Special Meeting of May 21, 2015.

Jay Fountain moved, seconded by Charlotte Watson to accept the minutes as written. After a unanimous vote by all members present, in favor of the motion, Acting Chairman Harris declared the motion carried.

Wilford “Paul” Brossette appeared before the commission with a request for a conditional use in order to construct a 24’ x 30’ shed and a 24’ x 20’ attached carport on his property located at 402 Lizana Lane. Legal description: Lot 6A, 7 & 8A, 4th Ward, City of Waveland, Hancock County, Mississippi.

Acting Chairman Clarence Harris asked Mr. Brossette to explain the nature of the request. Mr. Brossette said that he has a large piece of property and he would like to build a shed with an attached carport. He said that he needs the carport to park his boat under.

Acting Chairman Clarence Harris asked if the commissioners had any questions. Jay Fountain said that he looked at the property and agreed that it is a large parcel. Charlotte Watson said that there is ample room and she complimented Mr. Brossette on his well-maintained yard. Charlotte Watson asked Mr. Brossette about the height of his buildings. He said it would be ten feet high. Jay Fountain said that he heard from two neighbors and they had no objections. Acting Chairman Clarence Harris said he would like to note for the record that Mr. Steve Hand, of Lizana Lane, submitted a letter in support of Mr. Brossette’s application.

Acting Chairman Clarence Harris asked if there was anyone present to comment on the request. There were no comments on the request.

Acting Chairman Clarence Harris called for a motion on the request.

Jay Fountain moved, seconded by Charlotte Watson to recommend that the Board of Mayor and Aldermen approve the applicant's request for a conditional use to construct a 24' x 30' shed and a 24' x 20' attached carport on his property at 402 Lizana Lane. After a unanimous vote by all members present, in favor of the motion, Acting Chairman Clarence Harris declared the motion carried.

Cody Parker appeared before the commission with a request for a zoning change from R-1 to C-3 on property he owns located at 4040 Hwy 90. Legal description: 23, 24, 33 & 34 block 179 Shoreline Park #7 Addition #8, City of Waveland, Hancock County, Mississippi.

Acting Chairman Clarence Harris asked Mr. Parker explain the nature of the request. Cody Parker said he lives at 236 Old Spanish Trail and the property he would like to change the zoning on is at 4040 Hwy 90. Mr. Parker said that it was zoned C-3 prior to the City's annexation in July of 2006. He said that he would like to have it re-zoned in order to have his trucking business back at this location.

Acting Chairman Clarence Harris asked if the commissioners had any questions. Jay Fountain said that he did not see a problem with the request to rezone the property as long as the property is cleaned up. Charlotte Watson said that she did not find the correct property. She said that her GPS took her to the wrong property that appeared to be a junk yard. Mr. Parker said that it was probably the junk yard outside of the city limits. Jay Fountain said that he would recommend approving the request with a time limit to have the property cleaned up.

Acting Chairman Clarence Harris asked if there was any one else present to comment on the request. There was no further comments on the request

Acting Chairman Clarence Harris called for a motion on the request.

Charlotte Watson moved, seconded by Jay Fountain to recommend that the Board of Mayor and Aldermen approve the request to change the zoning from R-1 to C-3 for the property located at 4040 Hwy 90 (138N-1-33-186.000) and to give the applicant three months to clean the property and must adhere to the current building code, floodplain and zoning ordinance. After a unanimous vote by all members present, in favor of the motion, Acting Chairman Clarence Harris declared the motion carried.

Wallace Bourgeois appeared before the commission with a request for a variance of five feet from the required side yard setback in order to construct a garage/carport on his property located at 805 Combel Street. Legal description: Lots 489-492, Gulfside Sites Subdivision, City of Waveland, Hancock County, Mississippi.

Acting Chairman Clarence Harris asked Mr. Bourgeois to explain the nature of his request. Mr. Bourgeois said that he was requesting a five foot variance which would still leave ten feet from his side property line. He also said that was trying to place the structure over his existing driveway.

Acting Chairman Clarence Harris asked the commissioners if they had any questions. Jay Fountain asked Mr. Bourgeois how far from the adjoining neighbor's house would he be. Mr. Bourgeois said if approved for the variance he would have ten feet from his property line and the neighbor's house is approximately twenty feet from her property line. Charlotte Watson said that looked at the property and the structure would be in line with his driveway.

Acting Chairman Clarence Harris asked if there was any one else present to comment on the request. There was no further comments on the request

Acting Chairman Clarence Harris called for a motion on the request.

Charlotte Watson moved, seconded by Jay Fountain to recommend that the Board of Mayor and Aldermen approve the applicant's request for a variance of five feet from the required side yard setback on his property located at 805 Combel Street. After a unanimous vote by all member present, in favor of the motion, Acting Chairman declared the motion carried.

Acting Chairman Clarence Harris asked if there was any one else present to address the commission. There was no one else to address the commission.

The date of the next regularly-scheduled meeting will be Monday, July 27, 2015. Acting Chairman Clarence Harris called for a motion to adjourn the meeting.

Charlotte Watson moved, seconded by Jay Fountain to adjourn the meeting. After a unanimous vote by all members present, in favor of the motion, Acting Chairman Clarence Harris declared the motion carried and the meeting adjourned at 6:23 p.m.

Respectfully submitted,

Christine Gallagher, Zoning Official