

**MINUTES**  
**WAVELAND PLANNING & ZONING COMMISSION**  
**JANUARY 30, 2017**

A regular meeting of the Waveland Planning & Zoning Commission was held at 6:00 p.m. on Monday, January 30, 2017 at the Waveland City Hall, located at 301 Coleman Avenue, Waveland, Mississippi.

Chairman Roger Estopinal called the meeting to order at 6:00 p.m. Present were Commissioners John Becker, Clarence Harris, Judy Boudoin, Charlotte Watson, Zoning Official Christine Gallagher, and Belinda Thomas, assistant for Building and Zoning Department. Chairman Roger Estopinal established there was a quorum present. Chairman Roger Estopinal said that he would like to welcome new commissioner Judy Boudoin to the board.

Chairman Roger Estopinal called for a motion to accept the minutes from the Special Meeting of December 1, 2016. Commissioner Charlotte Watson moved, seconded by Commissioner Clarence Harris to accept the minutes as written. Commissioners Becker, Harris and Watson voted for the motion. Commissioner Judy Boudoin abstained since she was not present at the meeting of December 1, 2016. Chairman Roger Estopinal declared the motion carried.

**James Maddox appeared before the commission** with a request for a conditional use in order to construct a 24' x 31' 744 square foot metal accessory building on his property located at 508 St. Jude Street. Legal description: Lots 8-11 Bunny Park Subdivision, City of Waveland, Hancock County, Mississippi.

Chairman Roger Estopinal asked James Maddox to explain the nature of the request. James Maddox said that he would like to build a 744 square foot accessory building on his property. Chairman Roger Estopinal asked if notices were sent out and if there had been any objection. Christine Gallagher said that the notices were sent out and there had been no response. Chairman Estopinal said that let the minutes reflect there had been no objections to the request.

Chairman Roger Estopinal asked if the commissioners had any questions. Commissioner John Becker asked if this would be a metal building. James Maddox said that it would be a metal structure. Commissioner John Becker asked Mr. Maddox as to what type of fence was on the property. Mr. Maddox said that he has a wooden fence and that the building would be located behind the fence. Commissioner Clarence Harris said that he did not have any comments at this time. Commissioner Judy Boudoin asked if it would be possible to locate the building 15' from the property line instead of 10'. Mr. Maddox said that he would move it forward to be 15' from the property line. Commissioner Charlotte Watson asked what the building would be used for. Mr. Maddox said that he would use it as a workshop. He said that he has cars and does wood work and would store his tools. Commissioner Watson asked if he planned to have plumbing or

electricity. Mr. Maddox said that he would have electricity but no plumbing. Commissioner Watson asked about the height of the building. Mr. Maddox said that the walls would be 9'.

Chairman Roger Estopinal asked if there was anyone in the audience to comment. There was no one present to comment on this request.

Chairman Roger Estopinal called for a motion on the request. Commissioner Charlotte Watson moved, seconded by Commissioner John Becker to recommend that the Board of Mayor and Aldermen approve the applicant's request for a conditional use in order to construct a 24' x 31' 744 square foot metal accessory building on his property located at 508 St. Jude Street with a setback of 15' instead of 10'. Legal description: Lots 8-11 Bunny Park Subdivision, City of Waveland, Hancock County, Mississippi. After a unanimous vote by all members present in favor of the motion, Chairman Roger Estopinal declared the motion carried.

**Lacy Green appeared before the commission** with a request for a conditional use in order to construct a 30' x 30' 900 square foot metal accessory structure that is located on his property located at 205 Idlewood Drive. Legal description: Lot 60, Idlewood Subdivision #1, City of Waveland, Hancock County, Mississippi.

Chairman Roger Estopinal asked Lacy Green to explain the nature of the request. Lacy Green said that he would like to build a 30' x 30' metal accessory structure on his property at 205 Idlewood Drive.

Chairman Roger Estopinal asked if there was anyone present to comment on the request. There was no one present to comment and no one had contacted the zoning office on this request.

Chairman Roger Estopinal asked the commissioners if they had any questions. Commissioner John Becker asked Mr. Green who would be building the structure. Mr. Green said that he would be building the structure. Commissioner Clarence Harris said that his concern was a light pole that seemed close. Mr. Green said that it could be moved. Commissioner Judy Boudoin asked about plumbing and that it could not be used as a domicile. Mr. Green said that there would not be any plumbing in the structure. Commissioner Charlotte Watson said that she looked at the property and had no objection. She asked about the height of the structure. Mr. Green said that it would be 12' high and be located in the rear of his property.

Chairman Roger Estopinal called for a motion on the request. Commissioner Clarence Harris moved, seconded by Commissioner Charlotte Watson to recommend that the Board of Mayor and Aldermen approve the applicant's request for a conditional use in order to construct a 30' x 30' 900 square foot metal accessory structure that is located on his property located at 205 Idlewood Drive. Legal description: Lot 60, Idlewood Subdivision #1, City of Waveland, Hancock County, Mississippi. After a unanimous vote by all members present, Chairman Roger Estopinal declared the motion carried.

**Karen Brown appeared before the commission** with a request for a variance from the required lot frontage and lot square footage in order to divide her property into two equal sized lots. The existing parcel is 172' x 120', 20,640 square feet. She would like to divide the parcel into two 86' x 120' lots, each having 10,320 square feet. Therefore needing a variance of 1,680 square feet from the required lot size and a variance of 14' from the required lot frontage on each proposed new lot. This property is located at 134 Oak Blvd. Legal description: Block 1, lots 13-15 & E. 22' of 16, Waveland Beach Estates, City of Waveland, Hancock County, Mississippi.

Chairman Roger Estopinal said that the ordinance calls for 100' frontage with 12,000 square foot lot size.

Chairman Roger Estopinal asked Karen Brown to explain the nature of the request. Karen Brown said that she would like to divide her property into two equal parcels.

Chairman Roger Estopinal asked if the notices were sent out and if anyone had contacted the office. Christine Gallagher said that the notices were sent and that no one had contacted the zoning office on this request.

Chairman Roger Estopinal asked the commissioners if they had any questions. Commissioner John Becker asked Karen Brown if she planned to build a house on each parcel. She said that at this time she was unsure. She said that she has had the property for sale for a while and has not been able to sell it. Karen Brown said that she would love to be able to move back to Waveland but has been unable to. Commissioner Clarence Harris said that he didn't have any comments at this time. Commissioner Judy Boudoin said that she didn't have any comments at this time. Commissioner Charlotte Watson said that she looked at the area and was concerned about the lot size but if the lots are further off the beach, it should not make a difference. Commissioner Charlotte Watson said that she had no further questions.

Chairman Roger Estopinal asked if there was anyone present to comment on the request. Tucker Dawson said that he was an adjacent property owner and that he had no objections.

Chairman Roger Estopinal called for a motion on the request. Commissioner John Becker moved, seconded by Commissioner Clarence Harris to recommend that the Board of Mayor and Aldermen approve the applicant's request to divide parcel 162R-0-10-009.000 in to two 86' x 120' lots, each having 10,320 square feet. Therefore needing a variance of 1,680 square feet from the required lot size and a variance of 14' from the required lot frontage on each proposed new lot. This property is located at 134 Oak Blvd. Legal description: Block 1, lots 13-15 & E. 22' of 16, Waveland Beach Estates, City of Waveland, Hancock County, Mississippi. After a unanimous vote by all members present, Chairman Roger Estopinal declared the motion carried.

**Jon and Cynthia Rice appeared before the commission** with a request for a variance of 3' from the required fence height allowed in the front yard. Previously they had a 6' high hedge in this location that blocked the light from vehicles coming from South Street as well as providing a safety barrier and once the hedge was removed they erected the six foot fence in its place. This property is located at 706 Sears Avenue. Legal description: Lot 21-B, Robert's Subdivision, City of Waveland, Hancock County, Mississippi.

Chairman Roger Estopinal asked Jon Rice to explain the nature of the request. Jon Rice said that he was requesting a variance from the required fence height on his property located at 706 Sears Avenue.

Chairman Roger Estopinal asked if notices were sent out on this request. Christine Gallagher said that the notices were sent out and that no one had contacted the zoning office on this request.

Chairman Roger Estopinal read section 406.4 of zoning ordinance which gives the requirements for a fence. Chairman Roger Estopinal asked the commissioners if they had any questions. Commissioner John Becker asked Jon Rice if he was a part time resident. He said that they are here five months out of a year. Commissioner Becker asked Jon Rice if he was here when the shrubs was removed. Jon Rice said that when he moved in, most of the shrubs out in the front was mostly cane and he had been filling it in with bamboo. He said that it was approximately 10' high and that he kept it trimmed. Jon Rice said that they were here in October 2015 and when he left the hedge was trimmed flat across and 6' thick. He said that it was a safety issue as well as a privacy issue since they were at the end of South Street. Jon Rice said that during the 5 years that they have lived there they have had 3 cars come crashing through. He said that he had contacted the City on numerous occasions trying to get the sign put back up to no avail. Jon Rice said that the City finally did since all of this has happened. Commissioner John Becker asked Jon Rice to explain what type of sign he was talking about. Jon Rice said that it was a sign that has arrows pointing in either direction indicating that you must turn right or left. He said that he had contacted Brent Anderson, Public Works Director on numerous occasions and he promised that he would put posts in and that has never happened. Chairman John Becker said that for the record, October 2015 was when the City...Jon Rice spoke up and said that he was called by neighbors saying that the city cut everything and cut into 6' of his property. Commissioner Becker said ok so your neighbor notified you. Jon Rice said that they did. Commissioner Becker asked Jon Rice if tried to contact anyone with the city. Jon Rice said he did not until he came back here in December of 2015. He said that he tried get in touch with the Brent Anderson. Commissioner Jon Becker asked him as to what was his reply. Jon Rice said that he was told Brent Anderson would get back in touch with him. Commissioner Beck asked Jon Rice as to whose idea was it to build the fence. Jon Rice said that it was his idea. He said that there is a 6' fence all along the south side of his property. Commissioner Becker asked Jon Rice if had spoken to anyone at city hall about the fence or did he just go on his own with the fence. Jon Rice that he did it on his own. Commissioner Becker asked if he asked permission from anyone or did anyone in city hall know that he was going to build the fence or did you just do it. Jon Rice said that he talked around to people and

said that this is what I am going to do but did not get permission. Commissioner John Becker asked Jon Rice if he had hired a contractor to build the fence. Jon Rice that he did hire a contractor. Commissioner Clarence Harris said that he was concerned about the fence being built without permits. He said that normally a contractor will tell you that you need a permit. Chairman Roger Estopinal asked Jon Rice if the contractor was a licensed contractor in the city. Jon Rice said that he was not. Commissioner Judy Boudoin said that the fence is not in compliance with the ordinance and that is a concern. She said that as far as a barrier, there is ditch that should stop that and behind that is a chain link fence. Jon Rice said that the fence is not on his property. The fence is on the north side of his property. Commissioner Judy Boudoin said that there is also some trees that would stop any vehicles coming onto the property. Jon Rice said that there are no trees on his property. She said that the pictures show trees. Jon Rice said that a police officer told him that he had investigated many accidents on that corner. Jon Rice said that people are coming from the casino at night and that many times they are intoxicated. He said that on two occasions that they ran into his yard, the people was arrested. Jon Rice said that what was there before was like a 6' thick hedge. Commissioner Charlotte Watson said that her focus was on the safety barrier aspect. She said that she sees the traffic sign that is in place. She asked about the traffic that comes from the casino. Jon Rice said the traffic comes from South Street. He said that people use it as the back way coming or going to the casino. Chairman Roger Estopinal explained that this is the street that runs behind Buccaneer Park and it comes off of Lakeshore Road and some people, mostly local, who know the area use this street. Commissioner Charlotte Watson said that she did not know why people would be speeding up to that point enough to cause issues. She said that there is a ditch, whether there is a chain link fence or a tree, a ditch is going to stop a vehicle getting all the way back to your house. Commissioner Charlotte Watson said that her concern was to build something without getting permission. She said that if you had a contractor, they know that a permit is required.

Chairman Roger Estopinal asked if there was anyone in the audience to comment on this request. Mikelle Williamson, 1200 Waveland Avenue, said that she saw the fence and knew that it did not meet the ordinance requirement. She contacted the building department to see if a permit was issued for the fence and was told that none was issued. Mikelle Williamson said that she would have a problem whether it was legal or not if a permit was not obtained. She said that permits bring in revenue no matter how small the amount is. Mikelle Williamson said that the fence was built without permission. She said that the cane, according to the image from google map dated from June 2013, is nowhere near 6' needing to be trimmed. Mikelle Williamson said that the ordinance says that shrubs or a fence can only be 3', so if it was neatly trimmed at 6' it was also in violation. She said that she was not debating that there might be a potential problem. Mikelle Williamson said that where she lives she has lights that shine in her bedroom window at night, but she does not think that is a warranted reason to construct something like that in the front of the property. She said that it is a deterrent and does not have good curb appeal and she said that in her opinion, it was a blatant violation of our ordinance. Mikelle Williamson said that this issue started back since April or May of 2016. She said that she understood that the gentleman doesn't live here all the time and that is why it took all most a year to make it to P & Z. Mikelle Williamson said that she was against

the request. Jim Meggett, 135 Dogwood Drive, said that the property is at a T-intersection and he has been at the Rice's house and has seen car lights shining into the living room, even if the blinds are down. The city went on his property and cut down the barrier that he had right to the ground. Jim Meggett said that Jon Rice built the fence to put a barrier back as protection from light and noise. He said one of the reason we come before Planning and Zoning is to ask for variances and that is what he is asking for in order to let him keep the fence as a barrier for sound and light. Chairman Roger Estopinal said that one of the reasons that you come before the Planning Commission is that there are ordinances that we have to enforce. We look at variances, with pros and cons and any hazards, etc. then the commissioners make a recommendation to the Board of Mayor and Aldermen. Carolyn Hollister, 143 Dogwood Drive, said that she has known Jon and Cindy Rice since they moved here. She said that the house is situated where the South Street intersects with Sears Avenue and they had the bamboo high, filled in and kept nicely. Carolyn Hollister said that she has personally gone there three times when the Rice's were out of town when cars have gone through the ditch. She said that the ditch is small and does not keep cars out. She said one driver in particular was intoxicated. Carolyn Hollister said the cars went through the ditch and landed in the bamboo. She said that they kept the property very nice. Carolyn Hollister said that the city took it upon themselves to go onto their property and cut the bamboo down. She said that the city did not have permission. She said that if the bamboo had been down when the three cars went into their property, then they would have kept going. Carolyn Hollister said that she witnessed that herself. She said that when the fence went up, the Mayor and the city knew about it. They have seen it. Mayor Smith, the aldermen and now the commissioners have seen the fence. Carolyn Hollister said that she was told by Mayor Smith that since the city could be sued, actually they went on their property and tore their property up and the owners were never notified. She said that Jon and Cindy saw nothing else to do since the bamboo was down and that it grows so slowly but to put up the fence. She said that the sign was gone that indicated you must go left or right. Commissioner John Becker asked Jon Rice if he had this discussion with the Mayor and Aldermen. Jon Rice said that he did afterwards. Commissioner Becker said that he had asked this question earlier. Jon Rice said that you asked me if I had permission from the Mayor and I said that I did not. Commissioner John Becker said that he asked if he had spoken with City Hall about the fence. Jon Rice said that he did afterwards, yes I did. Carolyn Hollister said that she spoke to him (Mayor) after the fence was up and he said that the Rice's could have sued the city. Commissioner John Becker asked, Eugene Thomas, meter reader for the city who was in the audience, as to where the water meter was located. Eugene Thomas said that the meter was by the bamboo was blocking the water meter. He said that if he had to do maintenance on the water, he would not be able to get to it. He said that is where the city trimmed the bamboo by the fence. Jon Rice said that they cleaned an area after the fence was up. He said that if you look about four feet in from the corner of the fence. He said that they did not cut all the bamboo after the fence was up. Eugene Thomas said that they did not. He said that all they cleaned up was where the water meter was. Carolyn Hollister said that they cleaned the whole yard. She said that if you speak to Mayor Smith, just ask him. Chairman Roger Estopinal said that there is no doubt that somebody violated his right by cutting the bamboo down but at the same time, we are here to enforce the ordinance that is in place and state what it is

and then see if a variance is required. Carolyn Hollister said that there are circumstances that you allow, like previously on another request tonight. Commissioner John Becker said that there are several factors, not just about the six foot fence, it's about the fact that the gentlemen reached out numerous times for help with the situation. He said that is why he asked specific questions because this is all going on the record. Commissioner Becker said that he was not just sitting here as a board member saying that you have a six foot fence, you did it on your own and I am going to make my decision based on that. He said that he appreciated the fact that he has a second home here and as far as I am concerned he is a Waveland citizen and my point in this was that he, as the Chairman stated, was that the property was damaged, he reached out and got no resolution, but that did not give him the right to go out and do what he did. Commissioner John Becker said that Jon Rice would probably agree with me on that. Now after the fact, maybe he won't. Jon Rice said that it was a bit of a knee jerk. Commissioner John Becker said that what we try to do a lot of times is to reach a compromise and I think what we need to do is to find a middle ground. He said that his thought would be to bring the fence into compliance and now that you have this on record is to work with Brent Anderson to get a barricade that is suitable. He said time after time since I have been on the board, people come up that they want to build an accessory structure, they do it and it is built and then they think since it is built they have to grant the variance. He said that they stand here and say that if you are going to give it to me you have to give it to everybody. So, this is not about singling you out, this is about that you took it upon yourself to put up an illegal fence without a permit and now you are standing before the commission asking for a blessing. Commissioner John Becker said that he was not going to sit on this board and answer to my alderman and people from my ward because maybe somebody went out and looked at it said that it's o.k. we screwed up. He said that he did not mess up, nobody on this board messed up. Jon Rice said that he did not either. Commissioner Becker said that still did not give him the right to go out and do something that is not in the ordinance. Jon Rice said that when he put the fence up it was a knee jerk thing. He said that he had reached out and couldn't get anything and so he just went ahead and did it. He said that he did not think about any variances. He said that he didn't even think about a building permit then once it was up, it was like, I didn't get a variance. Chairman Roger Estopinal said that what we face on the board is that people do things and then they come back and ask for forgiveness. He said that when that happens, it creates a big mess for the city, we have to address it and look like the bad guys but we are not discriminating against you because you don't live here or anything. The commission is just trying to handle the situation and that is when the emotions come out. He said that it is not that you live somewhere else, it's what we have been facing. That is why there is permits, licensed contractors, so forth. Chairman Roger Estopinal said that there are a lot of people on boards. So we all understand about keeping certain status quo and respect for the city and that is what we are doing here. Carolyn Hollister said that before you decide what you are going to do, please speak with the Mayor, because he gave him permission by allowing and saying to her and others since the city came and did this without permission. Chairman Roger Estopinal said that we have respect for our Mayor and Aldermen, but we are just a recommending board and for some reason if this board denies the request, the Board of Mayor and Aldermen at their meeting on February 7<sup>th</sup>, they can overturn the decision and approve. Chairman Estopinal said that we represent

the people from each ward and he said that he was the Mayor's appointment. He said that whatever way this board votes, the Board of Mayor and Aldermen can overturn it either way. Commissioner Judy Boudoin asked Jon Rice if the bamboo was on city property or was it on his property. Jon Rice said that it was on his property. She asked if it was before the ditch or...Jon Rice said that it was the road, the ditch, then the bamboo. She also asked Jon Rice if he had applied for a fence permit. He said that he did not. Brenda Mc Comb, 254 Pine Ridge Drive, said that there is a water meter that was cleared out around. She said that the city has an easement from the street so many feet in and if the city sees something that is in violation, the city has the right to go in and correct that situation such as the bamboo. She said that if it was over the six feet limit or whatever they have the right to correct that. She said secondly, a car's lights, coming up from South Street, is not going to be six feet high. Brenda McComb said that a fence three foot high, the lights will hit that fence, they are not going to shoot up that high. She said that the city had the right of way of that easement. Chairman Roger Estopinal said that he was not too sure, but he thinks that they have to get a right of easement to come into the property for anything. Brenda McComb said that they have come onto her property and cleaned out the ditch and throw the dirt onto her property. She said that they have an easement to correct any problem that they see. Mike Carmichael, 220 Fourth Street, said that he has a vested interest in Waveland and he would like to see Waveland progress and it has. He said that rules are made to be changed. He said that you have to be able to bend. Mike Carmichael said that he has invested a lot of money into this community. He said that if he would have known what he knows now it would have never happened. He said that he has had issues with the city regarding his property on the beach. He said that he tried to get in touch with the previous administration and he said that after several attempts, he went ahead and did what he wanted to do and he said that he ended up in a lawsuit with the city. Mike Carmichael said that when you try to reach out to the officials to get information on how to do something, you need to respond.. "That's your job" and if you don't do get out of it. He said that Jon Rice did everything right and he just got fed up trying to get answers. Mike Carmichael said that he tried to get in touch with Brent Anderson numerous times and said that he is not even sure he exists. He said that we need people with common sense. Bob Swanson, 400 Sears Avenue, said that he knew Jon and Cynthia Rice prior to them buying their house. He said that the bamboo did keep most of the light out when someone was coming from South Street. He said what most people don't understand, South Street is a lot busier than most can understand, especially at night. Bob Swanson said that there is a safety issue. He said that he has seen people turning on two wheels. Bob Swanson said that as far as the permitting, Mike Carmichael said that things need to change and he said that he is looking at it a little bit differently. He said that what Jon Rice did was a common sense thing to protect not only his property but to protect himself as far as the image of what you see going on there. Bob Swanson said that he lives a few blocks away and he has had a few situations that he has been aggravated with. He said that he understands the point of not taking it on your own but you get to a point that you get fed up. He said that he had to get a variance on a building and the process stunk and you need someone in the office that can make some decisions. Bob Swanson said that he was picking up a little bit of negativity. He said that he thinks the ordinance is wrong and that there should be exceptions to the ordinance. He said that he sees other people with six foot fences because their house faces the other way. Bob

Swanson said that he is for approving the variance. Commissioner John Becker said to Bob Swanson that as someone who sits on the Port & Harbor Commission, you should think about looking at us and questioning our common sense. Bob Swanson said that he did not say that he questioned the commissioners common sense. He said that you should use common sense. Commissioner John Becker said that it has been thrown at the commission and that he told Jon Rice that the common denominator in this is that he contacted city hall and never got a call back. He said that he just wanted to make sure as to where it started and how it led to this and that is common sense. Bob Swanson said that again it is going to have to happen with not only him but with other people as well. He said that we hear it every day how people are trying to get a permit and they try to talk to somebody.....Commissioner John Becker said that there is someone here to get a building on Arnold Street and Arnold Street looks terrible. He said that where he lives on Arnold Street, it looks like Katrina hit it because the power company took all the trees down. Commissioner John Becker said that he is not happy about that but they did not call or ask him prior to cutting the trees. He said that they have the right of way, there is an easement. Commissioner John Becker said that now based on the comments by Carolyn Hollister and Jon Rice, there are legal issues. He said that now the commission has to look at from our stand point because we are on these commission just like you have legal issues on the Port & Harbor. Commissioner John Becker asked Bob Swanson if this was a correct statement and Bob Swanson said that it was. Commissioner John Becker said that we have to use common sense and Bob Swanson said that he agreed but that he sees it wavering. Bob Swanson said that you also have to deal with the constituents in the city. Chairman Roger Estopinal that is very true but everything we do sets a precedence. He said that as far as people running into the ditch. Chairman Roger Estopinal asked the police officer present, if he knew if there were a lot of calls regarding cars coming down or speeding down South Street that might run the stop sign. The officer said that it happens occasionally, but he could not say if it was any more that other areas of the city but it is a high traffic area. Chairman Roger Estopinal said that we have to go by what is legal, just not hearsay and what people say and think. He said that we go by what the ordinance says and find a way to..for the record. Chairman Roger Estopinal said that what he is hearing is that this is not against Mr. Rice at all. He said that on his street, a resident has posts with reflectors by his property to keep cars from running into his property, so there is other things that the city could do and sometimes there are deaf ears and that is something that needs to go through the Board of Mayor and Aldermen. Chairman Roger Estopinal said that this commission is here to give recommendation. Bob Swanson said that there are tall four wheel drive trucks that come down the street and there lights are taller than three feet.

Chairman Roger Estopinal called for a motion on the request. Commissioner John Becker moved, seconded by Commissioner Charlotte Watson to recommend that the Board of Mayor and Aldermen table the applicant's request for a variance of 3' from the required fence height allowed in the front yard. Previously they had a 6' high hedge in this location that blocked the light from vehicles coming from South Street as well as providing a safety barrier and one once the hedge was removed they erected the six foot fence in its place. This property is located at 706 Sears Avenue. Legal description: Lot 21-B, Robert's Subdivision, City of Waveland, Hancock County, Mississippi due to legal

issues that have been brought forward. After a unanimous vote by all members present, Chairman Roger Estopinal declared the motion carried.

**Judy Morreale appeared before the commission** with a request for a conditional use in order to construct a 40' x 26' 1040 square foot accessory building on her property located at 2406 Arnold Street. Legal description: Block 91, Part of lots 1-10 & Lots 39-48, Bay St. Louis Land & Improvement Co., City of Waveland, Hancock County, Mississippi.

Chairman Roger Estopinal asked Judy Morreale to explain the nature of the request. Judy Morreale said that she wanted to build a garage 1040 square feet. She said that it would be a wood structure.

Chairman Roger Estopinal asked if there was anyone present to comment on the request. There was no one present to comment. He said that we did receive two letters from the adjacent property owners, Tom Cottom and Mike Mayo. Chairman Roger Estopinal read the letters to the audience. The letters both stated that the adjacent property owners had no objections to the request.

Chairman Roger Estopinal asked the commissioners if they had any questions. Commissioner John Becker asked Judy Morreale if the building would be used for storing her cars. Judy Morreale said that she has cars that she brings for Cruzin the Coast and she will be able to store them here if allowed to build the accessory building. Commissioner Clarence Harris said that he had no objections. Commissioner Judy Boudoin asked if she intended to put plumbing in the building. Judy Morreale said that she did not, only electricity. Commissioner Charlotte Watson said that she went to look at the property and across from the front of Judy Morreale's property is the mini warehouse storage units. She said that we have had no one to object in fact we received the letters from the adjacent property owners who had no objection.

Chairman Roger Estopinal called for a motion on the request. Commissioner John Becker moved, seconded by Commissioner Judy Boudoin to recommend that the Board of Mayor and Aldermen approve the applicant's request for a conditional use in order to construct a 40' x 26' 1040 square foot accessory building on her property located at 2406 Arnold Street. Legal description: Block 91, Part of lots 1-10 & Lots 39-48, Bay St. Louis Land & Improvement Co., City of Waveland, Hancock County, Mississippi . After a unanimous vote by all members present, Chairman Roger Estopinal declared the motion carried.

Chairman Roger Estopinal asked if there was any one else present to address the commission. There were no further comments.

The date of the next regularly-scheduled meeting will be February 27, 2017. Chairman Estopinal called for a motion to adjourn the meeting.

Commissioner John Becker moved, seconded by Commissioner Judy Boudoin to adjourn the meeting. After a unanimous vote by all members present, in favor of the motion,

Chairman Roger Estopinal declared the motion carried and the meeting adjourned at 7:10 p.m.

Respectfully submitted,

Christine Gallagher, Zoning Official