

**MINUTES**  
**WAVELAND PLANNING & ZONING COMMISSION**  
**October 30th, 2017**

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

#1) Commissioner Clarence Harris, Ward 2, called the meeting to order at 6:00 p.m. Present were Commissioners Mike Adams, Clarence Harris, Judy Boudoin and Charlotte Watson. Clarence Harris established there was a quorum present. David Draz, Zoning Official was also present. (Note: Chairman Jim Meggett was not present but had previously informed the Commission and staff that he will be out of town until the December regular meeting.)

#2) Commissioner Harris called for a motion to accept the minutes from the Special Meeting of July 28th, 2017. Commissioner Watson moved, seconded by Commissioner Boudoin to accept the minutes as presented. Commissioners Adams, Harris, Boudoin and Watson voted in favor of the motion. Commissioner Harris declared the motion passed.

#3) Commissioner Harris introduced and read the following request:

Antoinette Truxillo & Larry Stoker, owners of the property commonly known as 105 Lakeside Drive, are requesting a variance under the current Zoning Ordinance (#349), Section 701.4 (Minimum Side Yard Requirement for R-1 Single Family Residential District – 15 feet). The Request is to allow a 9 foot side yard along the right side (from the street) of their lot. Legal Description: Lot 5, Lakeside Subdivision, a subdivision of part of Lot 41, First Ward, City of Waveland, Hancock County, Mississippi.

The applicants presented their case. Commissioners discussed the proposed variance. Commissioner Watson noted that a 9 foot side yard should provide access in the event of an emergency situation if it became necessary to go that way. The Commission advised the property owners that they should do their best to keep the 15' side yard on the other side as clear of obstructions as possible.

**Commissioner Adams moved, seconded by Commissioner Watson, to recommend approval of the request for a variance from the side yard requirement to allow a 9 foot side yard along the right side (from the street) of the property commonly known as 105 Lakeside Drive. Legal description; Lot 5, Lakeside Subdivision, a subdivision of part of Lot 41, First Ward, City of Waveland, Hancock County. After a unanimous vote by all Commissioner's present, in favor of the motion, Commissioner Harris declared the motion passed.**

#4) Commissioner Harris introduced and read the following request.

Michael and Alyce Easterday, owners of the property commonly known as 134 Lafitte, are requesting a Conditional Use under the current Zoning Ordinance (#349), in a Single Family Residential District (R-1), Section 601.2, Item F. Which states "Accessory Buildings that contain more than five hundred (500) square feet. The requested Conditional Use is for an accessory building that will be 896 square feet. Legal Description: Lots 32 and 34. Lafitte Estates Subdivision, Second Ward, City of Waveland, Hancock County, Mississippi.

Michael Easterday, the property owner, described the proposed accessory structure and its intended uses as primarily a family gathering pavilion with some area for storage. He noted that he had consulted with the City Building Office and the electric provider, and would build in compliance with the appropriate flood zone regulations. The Commission asked questions of the property owner and complimented him on the property. Staff pointed out that the reason the rear yard behind the proposed accessory structure was shown as 15 feet was because the Zoning Ordinance provided the allowance of 10 feet of the rear yard for an accessory structure as long as it was at least 12 feet away from the primary residence.

**Commissioner Adams made a motion, seconded by Commissioner Watson to recommend approval of the proposed Conditional Use to allow an accessory structure larger than five hundred square feet. The accessory structure will be 896 square feet. After a unanimous vote by all Commissioner's present, in favor of the motion, Commissioner Harris declared the motion passed.**

#5) Commissioner Harris asked if there was anyone present who would like to address the Commission. There were no requests.

#6) Commissioner Boudoin made a motion, seconded by Commissioner Adams to set the date of November 2<sup>nd</sup>, 2017 at 5:00PM for a special meeting to approve the minutes of the October 30<sup>th</sup>, 2017 meeting and to set the date next regular meeting of the Commission for Monday, November 27<sup>th</sup>, 2017th at 6:00 PM. After a unanimous vote by all members present, in favor of the motion, Commissioner Harris declared the motion passed.

#11) Commissioner Watson moved, seconded by Commissioner Boudoin to adjourn the meeting at 6:34 PM. After a unanimous vote by all members present, in favor of the motion, Commissioner Harris declared the motion carried.

Respectfully submitted,

David Draz, Zoning Official