

**MINUTES
WAVELAND PLANNING & ZONING COMMISSION
June 25th, 2018**

A regular meeting of the Waveland Planning & Zoning Commission was held at 6:00 p.m. on Monday, June 25th, 2018 at the Waveland City Hall, located at 301 Coleman Avenue, Waveland, Mississippi.

#1) Chairman Meggett called the meeting to order at 6:00 p.m. Present were Commissioners Adams, Harris and Boudoin. Commissioner Watson was absent. Chairman Meggett established there was a quorum present. David Draz, Zoning Official and Jeanne Conrad, Building Office Clerk were also present.

#2) Chairman Meggett introduced and read the following request:

Robert Martin, current owner of the property commonly known as 206 Nicholson, Legal Description: Lots 3, 4, 46 & 47, Block 6, E.W. Ulman Subdivision, currently zoned R-1 – Single Family Residential is requesting a Conditional Use for an accessory building containing more than five hundred (500) square feet as provided for in Section 601.2 (F) in the current Zoning Ordinance. The purpose of the request is to allow an addition to a nine hundred (900) square foot accessory building (garage / storage). The request is for an additional four hundred and fifty (450) square feet for a total accessory building size of one thousand three hundred and fifty (1,350) square feet. The Conditional Use for the 900 square foot accessory structure was originally approved by the Board of Alderman at their October 6th, 2015 meeting.

Chairman Meggett asked Mr. Martin to come to the podium. Mr. Martin explained the reason for the requested expansion of his current accessory structure. Chairman Meggett noted that when he visited the property that the owner invited him in and he was impressed with what they had done with the existing structure and that they indicated that the addition will follow the architecture and roof line of the existing building. Commissioner Harris said he looked at the property and that the applicant had plenty of room and the house and accessory building were very nice.

Commissioner Adams made a motion, seconded by Commissioner Harris, to recommend approval of the requested Conditional Use for an accessory building containing more than five hundred (500) square feet as provided for in Section 601.2 (F) in the current Zoning Ordinance. The purpose of the request is to allow an addition to a nine hundred (900) square foot accessory building (garage / storage). The request is for an additional four hundred and fifty (450) square feet for a total accessory building size of one thousand three hundred and fifty (1,350) square feet. The Conditional Use for the 900 square foot accessory structure was originally approved by the Board of Alderman at their October 6th, 2015 meeting.

After a unanimous vote in favor by all Commissioners present, Chairman Meggett declared the motion passed.

#3) Chairman Meggett introduced and read the following request:

The City of Waveland is making application to amend the subdivision plat of a portion of the following subdivision for the purpose of vacating a portion of Daniel Street B.S.L. LAND & IMP. CO SUBDIVISION. The application is to vacate the area of Daniel Street east of Turner Street. This area of Daniel Street is bounded on the North by that certain triangular block or square designated as Block 51, in the Bay Saint Louis Land and Improvement Company's First Addition to the City of Bay Saint Louis and Waveland, Mississippi filed in the office of the Chancery Clerk of Hancock County, Mississippi on

August 24, 1895, which block is bounded by Turner Street on the West and by Daniel Street on the South. The area proposed to be vacated is bounded on the South by Lots 1 and 2, Block 69, Bay Saint Louis Land and Improvement Company's First Addition to the City of Bay Saint Louis and Waveland, Mississippi filed in the office of the Chancery Clerk of Hancock County, Mississippi on August 24, 1895, which block is bounded by Daniel Street on the North, Keller Street on the East, McKinley Street on the South and Turner Street on the West.

Commissioners discussed the issues about this proposal. Commissioner Adams stated that he is very familiar with this section of Daniel Street. He expressed his concerns about this undeveloped portion of Daniel Street and dump site that it had become with various dead animals and fish as well as various types of trash and debris. They further discussed what would happen if this portion of Daniel Street was vacated. Mr. Lenny Rupp, who lives at the corner of Turner and Daniel came to the podium to discuss the situation with the Commission. He provided more detail of the numerous issues with dumping on this section of Daniel Street over the years. Commissioner Harris expressed his concern about what would happen in the future if the landowners decided to develop something. Mr. Rupp said that the land on either side of that portion of Daniel Street was in a trust that supposedly intended to keep the land vacant to limit future development. He stated he was in support of closing that section of Daniel Street. The Commissioners asked staff about how the closing would be handled. Staff indicated that the close portion would reflect the corners of the two properties on either side of the street. Commissioner's discussed the status of the consent documents to be signed by the two property owners. The Commission expressed their concerns about outstanding issues regarding how the street would be blocked and where it would be blocked. They discussed tabling the issue because they had many outstanding issues and then determined that it might be best to express their concerns to the Board of Alderman through conditions in their motion. Chairman Meggett asked if a gentleman who wished to speak to step to the podium. Mr. Charles Sandel, 1007 Daniel Street indicated that he is in favor of vacating that section of Daniel Street and expressed his concern that whatever was done to block the road would be substantial enough to actually stop people from going down the road. Commissioner Boudoin asked how this situation came to be and staff explained that this originated with the Board of Alderman.

Commissioner Adams made a motion, seconded by Commissioner Harris to recommend the approval to amend the subdivision plat of a portion of the following subdivision for the purpose of vacating a portion of Daniel Street B.S.L. LAND & IMP. CO SUBDIVISION. The application is to vacate the area of Daniel Street east of Turner Street. With the following conditions to be considered by the Board of Alderman; that regardless of whether the City or landowners were responsible for blocking the road that it be done tastefully (not a pile of rocks or dirt) with the idea that trees and shrubs should be considered as part of the road block as well as a substantial barricade and signage (e.g. arrows directing traffic) enough to prevent vehicles from going around or through the barricade, and also that their recommendation is conditioned upon the actual execution of the consent documents and the submittal of a plat amending this portion of subdivision plat.

Chairman Meggett called for a vote on the motion. Commissioner Adams and Commissioner Harris voted in favor of the motion, Commissioner Boudoin abstained. Chairman Meggett voted in favor of the motion. Chairman Meggett declared the motion carried.

#4) Chairman Meggett asked if there was anyone present who would like to address the Commission. Mr. Lenny Rupp, 1026 Daniel Street, thanked the Commission for listening to the area residents and for carefully considering the issues involved in the possible vacation of that certain portion of Daniel Street.

#5) Commissioner Adams made a motion, seconded by Commissioner Harris, to set the date of Thursday, June 28th, 2018 at 5:00PM for a special meeting to approve the minutes of the June 25th, 2018 meeting and to set the date of the next regular meeting of the Commission for Monday, July 30th, 2018 at 6:00 PM. After a unanimous vote in favor of the motion by all members present, Chairman Meggett declared the motion passed.

#6) Commissioner Adams moved, seconded by Commissioner Boudoin, to adjourn the meeting at 6:45 PM. After a unanimous vote in favor of the motion by all members present, Chairman Meggett declared the motion carried.

Respectfully submitted,

David Draz, Zoning Official