

CITY OF WAVELAND
PLANNING & ZONING COMMISSION

Minutes

DECEMBER 17TH, 2018 – 6:00 PM

A regular meeting of the Waveland Planning & Zoning Commission was held at 6:00 p.m. on Monday, December 17th, 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, Boudoin and Watson. Chairman Meggett established there was a quorum present. David Draz, Zoning Official and Jeanne Conrad, Building and Zoning Clerk were also present.

2. Darryl Matranga, owner of the property commonly known as 901 Rue De LaSalle., Legal Description: Pt.1 & 2, Blk. 16, Vondrozowsky's Subdivision, 1st Addition, 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 the construction of a one thousand and eight (1008) square foot accessory building (storage for boat, and RV). The accessory building will be located on an adjacent lot he has purchased which has contiguous frontage.

The owner Darryl Matranga explained his request for the conditional use. The Commissioner's asked questions about the property, the structure, location, hurricane proofing and screening. Mr. Matranga said that he would build a screening fence on Adams Street because of concerns by the Commission that since this was an open accessory structure with no sides it would be best to screen it from the front. Regarding the structure itself, staff explained that the structure would only be approved by the building inspector if it had the right structural connections that made it hurricane proof. Mr. Matranga said his plans included those elements.

Commissioner Harris made a motion, seconded by Commissioner Watson to recommend approval of the Conditional Use as requested. Chairman Meggett called for a vote. Commissioner Adams voted no. Commissioners Harris, Boudoin and Watson voted yes. Chairman Meggett declared to motion approved.

3. William Beechwood, current owner of property commonly known as 1803 Henderson St., Legal Description: Lots 25 – 31, Block 81, BSL Land & Improvement Subdivision and Part of Abandoned New York Street, is requesting a variance from the City of Waveland Zoning Ordinance, Section 701.5 – Minimum Rear Yard for R-1 Single Family Residential District required twenty-five (25) feet. The variance request is to allow a six (6) foot rear yard requiring a variance of nineteen (19) feet from the required rear yard. The purpose of the variance request is to allow the owner to build an accessory structure that would be parallel to an existing small accessory structure.

The owner, Mr. Beechwood had provided an email to staff and the Commission that he would not be able attend the meeting because he would be out of town. He did show up for the November meeting but the Commission did not have a quorum so this item was moved to the December Agenda. Commissioners discussed the request and concluded the requested location requiring a rear yard variance fit in with land use patterns on the surrounding properties.

Commissioner Watson made a motion, seconded by Commissioner Adams to recommend approval of the Variance as requested. Chairman Meggett called for a vote. Commissioner's Adams, Harris, Boudoin and Watson voted yes. Chairman Meggett declared to motion approved.

4. William Beechwood, owner of the property commonly known as, 1803 Henderson St., Legal Description: Lots 25 – 31, Block 81, BSL Land & Improvement Subdivision and Part of Abandoned New York Street, 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 the construction of a five hundred and twelve (512) square foot accessory building for a wood working shop and storage.

The owner, Mr. Beechwood had provided an email to staff and the Commission that he would not be able attend the meeting because he would be out of town. He did show up for the November meeting but the Commission did not have a quorum so this item was moved to the December Agenda. Commissioners discussed the request and concluded that the proposed structure fit in with land use patterns on the surrounding properties and that the proposed pre-built structure fit in with other structures in the area.

Commissioner Watson made a motion, seconded by Commissioner Harris to recommend approval of the Conditional Use as requested. Chairman Meggett called for a vote. Commissioner's Adams, Harris, Boudoin and Watson voted yes. Chairman Meggett declared to motion approved.

5. Donald Mosson, owner of the property commonly known as, 169 Vacation Lane; Legal Description: Lot 28 & East ½ of Lot 29, Holiday Hills Subdivision 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 the construction of a nine hundred (900) square foot accessory building for storage of a classic car collection.

The owner, Mr. Mosson explained the reason for his request and also asked the Commission if they would consider a larger structure due to his need to park his classic vehicles in rows of two which would be accommodated by a 36' foot by 30' (1,080 square foot) accessory building. The Commission discussed the building, its location and the drive access. Staff explained that for him to build an accessory building on the lot he owns behind his house he would have to bring the access drive to the building from Vacation Lane so that it made his request fit within the requirements of the Zoning Ordinance. He has produced a plan that extends his current driveway with a drive to access the requested accessory building.

Commissioner Harris made a motion, seconded by Commissioner Watson, to recommend approval of the Conditional Use for an accessory structure of 1,080 square feet based on a request by the applicant to consider a larger structure than was originally requested to allow double parking of his classic cars in the building. Chairman Meggett called for a vote. Commissioner's Adams, Harris, Boudoin and Watson voted yes. Chairman Meggett declared to motion approved.

#7) Chairman Meggett asked if there was anyone present who would like to address the Commission.

No one responded.

#8) Commissioner Watson made a motion, seconded by Commissioner Boudoin to set the date of Wednesday, November 19th, 2018 at 4:00PM for a special meeting to approve the minutes of the December 17th, 2018 meeting and to set the date of the next regular meeting of the Commission for Monday, January 28th, 2019 at 6:00 PM. After a unanimous vote in favor of the motion by all commissioners present, Chairman Meggett declared the motion passed.

#9) Commissioner Watson made a motion, seconded by Commissioner Boudoin to adjourn the meeting at 6:30 PM. After a unanimous vote in favor of the motion by all commissioners present, Chairman Meggett declared the motion passed.

Respectfully submitted,

David Draz, Zoning Official