

MINUTES
WAVELAND PLANNING & ZONING COMMISSION
APRIL 24, 2017

A regular meeting of the Waveland Planning & Zoning Commission was held at 6:00 p.m. on Monday, April 24, 2017 at the Waveland City Hall, located at 301 Coleman Avenue, Waveland, Mississippi.

Chairman Roger Estopinal called the meeting to order at 6:08 p.m. Present were Commissioners Mike Adams, Clarence Harris, Judy Boudoin, Charlotte Watson and Zoning Official Christine Gallagher. Chairman Roger Estopinal established there was a quorum present.

Chairman Roger Estopinal called for a motion to accept the minutes from the Special Meeting of April 10, 2017. Commissioner Judy Boudoin moved, seconded by Commissioner Charlotte Watson to accept the minutes as written. Mike Adams, Judy Boudoin and Charlotte Watson voted for the motion. Commissioner Clarence Harris abstained since he was not present at the meeting of April 10, 2017. After a unanimous vote by all members present, in favor of the motion, Chairman Roger Estopinal declared the motion carried.

Tabled request from Karen Brown 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'm 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 Boulevard. Legal description: Block 1, lots 13-15 & E.22' of 16, Waveland Beach Estates, City of Waveland, Hancock County, Mississippi. This request was remanded back to Zoning from the Board of Mayor and Aldermen at their meeting of February 7, 2017 for additional information.

Chairman Roger Estopinal said that the Commissioners tabled the request at the last two meetings and that Karen Brown has not been able to submit the additional information at this time.

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

Chairman Roger Estopinal called for a motion on the request. Commissioner Charlotte Watson moved, seconded by Commissioner Clarence Harris to recommend that the Board of Mayor and Alderman **deny** the applicant's 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'm 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 Boulevard. 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 passed.

Charles Marshall appeared before the commission with a request for a conditional use in order to construct a 38' x 34', 1292 square foot Guest House on his property located at 833 N. Beach Boulevard. Legal description: Part 3 & 5, 1st Ward, City of Waveland, Hancock County, Mississippi

Chairman Roger Estopinal asked Mr. Marshall to explain the nature of the request. Mr. Marshall said that the property has been in their family for a long time. He said that he would like to build a guest house on his property so that his grandchildren will have somewhere to stay when they visit instead of having to put them up in a hotel.

Chairman Roger Estopinal asked if the notices were sent out or if there was any comments. Christine Gallagher said that the notices were sent out and there had been no response.

Chairman Roger Estopinal asked if the commissioners had any questions. Commissioner Mike Adams asked about the trees on the property. Charles Marshall said that he is planning to remove the scrub trees on the property. Commissioner Clarence Harris said that the plat that was submitted showed a gravel driveway partially on the adjoining property. Mr. Marshall said that the property belongs to his brother in law and they extended the drive to accommodate getting his boat in and out of the driveway. Commissioner Judy Boudoin said that she had no objections. Commissioner Charlotte Watson said that she had no objections.

Chairman Roger Estopinal asked if there was anyone present to comment on the request. There was no one in the audience to comment. Chairman Roger Estopinal called for a motion on the request. Commissioner Mike Adams moved, seconded by Commissioner Charlotte Watson to recommend that the Board of Mayor and Alderman **approve** the applicant's request for a conditional use in order to construct a 38' x 34', 1292 square foot Guest House on his property located at 833 N. Beach Boulevard. Legal description: Part 3 & 5, 1st Ward, City of Waveland, Hancock County, Mississippi. After a unanimous vote by all members present, Chairman Roger Estopinal declared the motion passed.

Chairman Roger Estopinal 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, May 22, 2017. Chairman Roger Estopinal called for a motion to adjourn the meeting. Commissioner Mike Adams moved, seconded by Commissioner Charlotte Watson 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 6:20 p.m.

Respectfully submitted,

Christine Gallagher, Zoning Official