

MINUTES
WAVELAND PLANNING & ZONING COMMISSION
November 27th, 2017

A regular meeting of the Waveland Planning & Zoning Commission was held at 6:00 p.m. on Monday, November 27th, 2017 at the Waveland City Hall, located at 301 Coleman Avenue, Waveland, Mississippi.

#1) Commissioner Watson, called the meeting to order at 6:01 p.m. Present were Commissioners Watson, Adams and Boudoin. Commissioner Watson established there was a quorum present. David Draz, Zoning Official and Jeanne Conrad, Building Clerk were also present. Chairman Meggett and Commissioner Harris were absent.

#2) Commissioner Watson called for a motion to accept the minutes from the Special Meeting of November 2nd, 2017. Commissioner Boudoin moved, seconded by Commissioner Adams to accept the minutes as presented. After a unanimous vote in favor of the motion by all Commissioners present, Commissioner Watson declared the motion passed.

#3) Commissioner Watson introduced and read the following requests:

John Ferrara, current property owner for the property commonly known as 814 S. Beach Blvd, Legal Description: 2-6 PT 1 BLK 2 Jeff Subdivision, is considering splitting his current property to create two lots. To accomplish that the applicant is requesting the following variances:

For Proposed Parcel #1 (frontage on South Beach Blvd). Requesting the following variance from the Area and Yard requirements set forth in the Zoning Ordinance: A Variance Request from Section 701.2 Minimum Lot Width, current requirement is 100 feet. **The request is to have a minimum 80' frontage on South Beach Blvd.**

Commissioner Adams moved, seconded by Commissioner Boudoin, to recommend approval of the request for a variance to allow a minimum 80' frontage on South Beach Blvd. After a unanimous vote in favor of the motion by all Commissioners present, Commissioner Watson declared the motion passed.

For Proposed Parcel #2 (frontage on Dane Road). A Variance Request from Section 701.2 Minimum Lot Width, current requirement is 100 feet. **The Request is to have a minimum 75 feet of frontage.**

Commissioner Adams moved, seconded by Commissioner Boudoin, to recommend approval of the request for a variance to allow a minimum 75' frontage on Dane Rd. After a unanimous vote in favor of the motion by all Commissioners present, Commissioner Watson declared the motion passed.

A Variance request from Section 701.1 Minimum Lot Area, current requirement is 12,000 square feet. **The Request is to have a lot with a minimum of 9,100 square feet.**

Commissioner Boudoin moved, seconded by Commissioner Adams, to recommend approval of the request for a variance to allow a minimum 75' frontage on Dane Rd. After a unanimous vote in favor of the motion by all Commissioner's present, Commissioner Watson declared the motion passed.

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

Jim Casadaban current property owner of 110 Bienville and an adjacent lot Legal Description: Lot PT. 13 (13B) (PARCEL# 161A-2-01-026.000) **is requesting a Conditional Use to allow construction of an accessory building exceeding five hundred (500) square feet.** 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 840 square feet.**

Commissioner Adams made a motion, seconded by Commissioner Boudoin to recommend approval of the proposed Conditional Use to allow an accessory structure larger than five hundred square feet. The accessory structure will be 840 square feet. After a unanimous vote in favor of the motion by all Commissioner's present, Commissioner Watson declared the motion passed.

#5) Commissioner Watson introduced and read the following request.

Jim Casadaban current property owner of 110 Bienville and an adjacent lot is **requesting the following variance:** On Lot PT. 13 (13B) (PARCEL# 161A -2-01-026.000) the request is to allow a variance from the current Zoning Ordinance, Article IV, Section 701.5 Minimum Rear Yard (25 feet), to allow a Five (5) Foot Rear Yard. The Zoning Ordinance allows an accessory structure to utilize 10 feet of the required rear yard if the primary residence is more than 12 feet from the residence (Section 701.8 (B)). **The variance request would be for a 10 foot variance from the current Zoning Ordinance. The purpose of the request is to allow the construction of a boat shed.**

Commissioner Adams made a motion, seconded by Commissioner Boudoin to recommend approval of the variance request for a 10 foot variance from the rear yard setback requirement. After a unanimous vote in favor of the motion by all Commissioners present, Commissioner Watson declared the motion passed.

#6) Commissioner Watson introduced and read the following request.

Garrett Garcia current owner of the property commonly known as 170 Lakeview Drive, Legal Description: PT 28 & 30 1st Ward, Waveland , MS, Hancock County, Parcel #161B-2-01-019.040 is **requesting a "Procedural Variance" under Section 306.2(G) (3.) of the current Subdivision Ordinance (#351) which states: "3. Procedural Variance. Where a proposed subdivision would contain no new streets and no more than ten (10) lots, the requirement to prepare a Preliminary Plat may be waived by the Board of Mayor and Aldermen upon recommendation by the Planning and Zoning Commission."** The "Procedural Variance", if recommended for approval would allow the applicant to submit a Final Plat for review and recommendation by the Planning and Zoning Commission to the Board of Alderman.

Commissioner Adams made a motion, seconded by Commissioner Boudoin to recommend approval of the "Procedural Variance" from the Subdivision Ordinance. After a unanimous vote by all Commissioners present, Commissioner Watson declared the motion passed.

#7) Commissioner Watson introduced and read the following request.

Garrett Garcia current owner of the property commonly known as 170 Lakeview Drive, Legal Description: PT 28 & 30 1st Ward, Waveland, MS, Hancock County, Parcel #161B-2-01-019.040 **is requesting a review and recommendation for a Final Plat that would divide the property into five (5) Lots.** As shown on the Final Plat application all lots would meet the minimum area and frontage requirements for R1 Single Family Residential Zoning, which is the current zoning for this property.

Commissioner Adams made a motion, seconded by Commissioner Boudoin to recommend approval of the Final Plat as presented. After a unanimous vote in favor of the motion by all Commissioners present, Commissioner Watson declared the motion passed.

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

#9) Commissioner Boudoin made a motion, seconded by Commissioner Adams to set the date of November 30th, 2017 at 5:00PM for a special meeting to approve the minutes of the November 27th, 2017 meeting and to set the date next regular meeting of the Commission for Monday, December 18th, 2017th at 6:00 PM. After a unanimous vote by all members present, in favor of the motion, Commissioner Watson declared the motion passed.

#10) Commissioner Boudoin moved, seconded by Commissioner Adams to adjourn the meeting at 6:57 PM. After a unanimous vote by all members present, in favor of the motion, Commissioner Watson declared the motion carried.

Respectfully submitted,

David Draz, Zoning Official