

MINUTES  
WAVELAND PLANNING & ZONING COMMISSION  
April 23rd, 2018

A regular meeting of the Waveland Planning & Zoning Commission was held at 6:00 p.m. on Monday, April 23rd, 2018 at the Waveland City Hall, located at 301 Coleman Avenue, Waveland, Mississippi.

#1) Chairman Meggett called the meeting to order at 6:02 p.m. Present were Commissioners Adams, Harris, Boudoin and Watson. Chairman Meggett established there was a quorum present. David Draz, Zoning Official was also present.

#2) Chairman Meggett called for a motion on the approval of the minutes as presented from the Special Meeting of March 28<sup>th</sup>, 2018.

**Commissioner Adams made a motion, seconded by Commissioner Watson, to approve the minutes as presented from the Special Meeting of March 28th, 2018. Commissioner's Adams, Harris, Boudoin and Watson voted yes. Chairman Meggett declared the motion carried.**

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

John Haberman, current property owner of the property commonly known as 109 Adrienne Court, Legal Description: Lot 11, Adrienne Court Subdivision, currently R1, is requesting the following Variance: A variance from the current Zoning Ordinance, Article VII, Section 701.5 - Minimum Rear Yard of twenty-five (25') feet. The purpose of the variance request is to allow the construction of an above ground pool and related decking in the rear yard setback. The applicant is requesting a 20' variance from the rear yard requirement resulting in a five (5) foot rear yard.

Chairman Meggett asked if the applicant was present. The applicant was not present. The Commission requested that they move on to the next item and if the applicant showed up, they would take up this item later. The applicant did show up and his item was taken up after the other items on the agenda. After consideration and action on the other items on the agenda, the Commission took up the item.

Mr. John Haberman presented his case to the Commission. The Commission asked several questions about the proposal to build the pool and screening. Chairman Meggett asked if there was any one present who would like to speak about this requested variance. Jamie Dayton, 158 Adams Lane indicated that she and Mr. Haberman had talked about his request and expressed support.

**Commissioner Watson made a motion, seconded by Commissioner Adams, to recommend approval of the requested variance to from the current Zoning Ordinance, Article VII - Section 701.5 - Minimum Rear Yard of twenty-five (25') feet. The purpose of the variance request is to allow the construction of an above ground pool and related decking in the rear yard setback. The applicant is requesting a 20' variance from the rear yard requirement resulting in a five (5) foot rear yard. After a unanimous vote in favor by all Commissioners present, Chairman Meggett declared the motion passed.**

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

Bill Ivey, current owner the property commonly known as 107 Adrienne Court, Legal Description Lots 9 and 10, Adrienne Court Subdivision, currently zoned R1, is requesting the following Variances:

#4a) A variance from the current Zoning Ordinance, Article 701.2 Minimum Lot Width of one hundred (100') feet. The variance would allow the applicant to split the lot, which has a current frontage of One-Hundred and Forty (140') feet, into two lots with seventy (70') feet of frontage for each lot.

#4b) A variance from the current Zoning Ordinance, Article VII, Section 701.1 Minimum Lot Area, Twelve thousand (12,000 sq.ft.). The variance would allow the applicant to split the lot, which currently has a fourteen thousand (14,000 sq.ft.) feet into two lots with seven thousand (7000) square feet.

Mr. Bill Ivey explained his variance request to the Commission. The Commission asked numerous questions of the applicant regarding the proposed variance and the lots. Mr. Ivey indicated that he already has interested buyers and that there is a demand in the market for smaller lots. The Commission asked about the size of the houses the applicant would build. Mr. Ivey indicated that they would be 1,600 square feet and single story. Chairman Meggett asked if there was anyone present to address this item. Janice Vezzoso, 154 Adams Lane, discussed issues about the neighborhood.

#4a) **Commissioner Watson made a motion, seconded by Commissioner Boudoin, to recommend approval of the variance from the current Zoning Ordinance, Article 701.2 Minimum Lot Width of one hundred (100') feet. The variance would allow the applicant to split the lot, which has a current frontage of One-Hundred and Forty (140') feet, into two lots with seventy (70') feet of frontage for each lot. After a unanimous vote in favor by all Commissioners present, Chairman Meggett declared the motion passed.**

#4b) **Commissioner Watson made a motion, seconded by Commissioner Adams, to recommend approval of the variance from the current Zoning Ordinance, Article VII, Section 701.1 Minimum Lot Area, Twelve thousand (12,000 sq.ft.). The variance would allow the applicant to split the lot, which currently has a fourteen thousand (14,000 sq.ft.) feet into two lots with seven thousand (7000) sq.ft. After a unanimous vote in favor by all Commissioners present, Chairman Meggett declared the motion passed.**

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

Tim Stiglets, current owner of 105 Seabrook Drive, Legal Description; Lot 12, Section 2, Lakewood Subdivision, currently zoned R-1 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 construction of an accessory building (combined carport / storage area) containing six hundred and nineteen (619) square feet.

Mr. Stiglets, the owner, explained that this accessory building was part of the original plans for construction. He did not find out until the Zoning Compliance review was completed (part of the new construction application packet), that he would need a conditional use for the accessory structure because of its size. The Commission asked the applicant several questions about the proposed structure. Chairman Meggett asked if there was anyone present who would like to address the Commission. No one was present.

**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 construction of an accessory building (combined carport / storage area) containing six hundred and nineteen (619) square feet. After a unanimous vote in favor by all Commissioners present, Chairman Meggett declared the motion passed.**

#6 Chairman Meggett introduced and read the following request:

Tim Stiglets, current owner of 105 Seabrook Drive, Legal Description; Lot 12, Section 2, Lakewood Subdivision, currently zoned R-1 is requesting the following variances:

#6a) A variance from the current Zoning Ordinance, Article 701.5, **Minimum Rear Yard of twenty-five (25') feet.** The purpose of the variance request is to allow the construction of a carport/storage accessory building. The applicant is requesting a variance from of ten (10') foot variance from the rear yard requirement.

#6b) A variance from the current zoning Ordinance, Article 701.4, **Minimum Side Yard of fifteen (15') feet.** The purpose of the variance request is to allow the construction of a carport/storage accessory building. The applicant is requesting a variance of five (5') feet from the side yard.

Mr. Stiglets explained that he gotten some incorrect information about the size of the side and rear yard requirements. He had originally planned to have the carport/storage area attached to the house, but that his plans changed when he heard if he placed the carport/storage accessory structure at least twelve feet (12') from the rear of the house he could use more of the side and rear yards. When he was made aware of the limits on use of the side and rear yards he made application for the variances because his proposed structure would be, as proposed, closer to the side and rear property lines than is currently allowed in the zoning ordinance. Chairman Meggett asked if anyone was present who wished to address this item. No one was present. Mr. Stiglets presented a letter of support from the property owner adjacent to the side of the proposed structure. The Commission asked several questions about the proposed structure and its placement. Mr. Stiglets confirmed that the slab for the structure was in placed because when he had the drive poured he also had the slab poured for the accessory structure. He stated that he understood that if the variances were not granted that he could not build any structure on the slab and it would just be considered additional driveway area.

**#6a) Commissioner Adams made a motion, seconded by Commissioner Watson, to recommend approval of the requested variance from the current Zoning Ordinance, Article 701.5, Minimum Rear Yard of twenty-five (25') feet. The purpose of the variance request is to allow the construction of a carport/storage accessory building. The applicant is requesting a variance from of ten (10') foot variance from the rear yard requirement. After a unanimous vote in favor by all Commissioners present, Chairman Meggett declared the motion passed.**

**#6b) Commissioner Adams made a motion, seconded by Commissioner Watson, to recommend approval of the requested variance from the current zoning Ordinance, Article 701.4, Minimum Side Yard of fifteen (15') feet. The purpose of the variance request is to allow the construction of a carport/storage accessory building. The applicant is requesting a variance of five (5') feet from the side yard. After a unanimous vote in favor by all Commissioners present, Chairman Meggett declared the motion passed.**

#7) Chairman Meggett asked if there was anyone present who would like to address the Commission. There were no requests.

#8) Commissioner Adams made a motion, seconded by Commissioner Harris, to set the date of April 26th, 2018 at 5:00PM for a special meeting to approve the minutes of the April 23rd, 2018 meeting and to set the date of the next regular meeting of the Commission for Monday, May 21st, 2018 at 6:00 PM. After a unanimous vote in favor of the motion by all members present, Chairman Meggett declared the motion passed.

#9) Commissioner Watson moved, seconded by Commissioner Boudoin, to adjourn the meeting at 7:35 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