

CITY OF WAVELAND
PLANNING & ZONING COMMISSION
AGENDA
FEBRUARY 25TH, 2019 – 6:00 PM

CITY OF WAVELAND
David Draz, Zoning Official

1. Call to Order / Roll Call. Chairman Meggett called the meeting to order at 6:01 PM. Commissioners Adams, Harris and Watson were present. Commissioner Boudoin was absent. David Draz, Zoning Official was also present.
2. A workshop to consider possible amendments and corrections to the Current Zoning Ordinance (Ordinance #349). The amendments and corrections primarily address adding sections and/or wording from Ordinances and Resolutions that have been passed by either previous or current Board of Alderman but not currently included in the text of the current Zoning Ordinance. There is also a proposal to add appropriate requirements and related wording to strengthen the application process for removal of a Protected Tree. None of these proposed amendments include any changes to current Zoning District lines or requirements for any zoning district. All of the amendments/corrections, along with related ordinances and resolutions are included in the packets and available for public inspection at the Building and Zoning Office.

Chairman Meggett introduced and read the workshop item description. Staff made a brief introduction explaining how these proposed textual amendments emerged and explained the various documents. The Commission reviewed the proposed changes for each item (**Exhibits 1b, 2b, 3b & 4b**) one at a time.

The Commission reviewed **Exhibit 1b**, which addresses the current Section 409 in the Zoning Ordinance – allowing A Temporary Conditional Use for a Recreational Vehicle during an Active Residential Building Permit. **Exhibit 1b** provides the current wording in the Zoning Ordinance, a summary explanation of the proposed textual amendments and the proposed new Section 409. The primary proposed change was to address that fact that the current text of the Zoning Ordinance does not include Section 409.5, which was in the original Resolution that was approved by the Board of Alderman at their May 5th, 2015 meeting. There is also a correction to the section number. The Commission discussed the proposed textual amendments and concluded that they should be included as written when forwarded to the Board of Alderman.

The Commission reviewed **Exhibit 2b**, which includes a summary explanation of the proposed textual amendments and the proposed new Section 408 – General Landscaping Requirements -, Regulating the Removal of Live Oak and Magnolia Trees within the City of Waveland and providing a Penalty for Violation. As adopted by Ordinance #193, adopted by the Board of Alderman on June 21st, 1989.

Chairman Meggett explained that after meeting with staff and discussing the proposed changes, that he and staff felt that **because the Board of Alderman has recently requested the Keep Waveland Beautiful ('KWB') volunteer committee work on proposing a new Tree Preservation Ordinance that it would be best not to propose these changes and let KWB complete their work on the new ordinance. The Commissioners agreed that these proposed textual amendments will not be moved forward to the Board.**

The Commission reviewed **Exhibit 3b**, which includes a summary explanation of the proposed textual amendments to Section 906.3 – Conditional Uses in the Zoning Ordinance. The proposed amendments would replace the current Section in its entirety, adding some necessary application requirements and adding a fee of (\$75) to help defray the expense of advertising, adjacent property notifications and processing. This is the same fee established for Variance Applications but is not currently shown in the Conditional Uses section wording in the Zoning Ordinance.

The Commission discussed the proposed textual amendments and concluded that they should be included as written (with some minor wording changes) when forwarded to the Board of Alderman.

The Commission reviewed **Exhibit 4b, proposed replacement of Section 811 – Penalties for Violation** which includes a summary explanation of the proposed textual amendments, the current Section 811 text in the Zoning Ordinance and; the proposed replacement Section 811 which adds the higher penalty for violation of the Tree Preservation Ordinance as adopted by Ordinance #355 approved by the Board of Alderman on February 16th, 2011 but not currently in the text of Section 811 as written in the Zoning Ordinance.

The Commission concluded that the textual amendments shown in **Exhibit 4b**, should be included, as written, when forwarded to the Board of Alderman.

Commissioner Watson made a motion, seconded by Commissioner Harris, to recommend that City staff work with the City Attorney to prepare the ordinance and/or resolution that would incorporate the proposed textual amendments and allow the Commission to take possible action on the appropriate document(s) at their March 25th, 2019 meeting, if possible. Commissioners Adams, Harris, and Watson voted yes. Chairman Meggett declared the motion passed.

5. Any requests to address the Commission.

New City Clerk, Mickey Lagasse came forward to thank the Commission for the work they do for the City and briefly discussed some items of interest regarding the City moving forward.

6. Set the dates for the Special Meeting to approve the minutes, Thursday February 28th, 2019 at 5PM and the next regularly scheduled meeting, March 25th, 2019 at 6PM.

Commissioner Harris made a motion, seconded by Commissioner Watson, to approve the dates as presented. Chairman Meggett called for a vote. All Commissioner voted in favor of the motion. Chairman Meggett declared the motion approved.

7. Adjourn.

Commissioner Adams made a motion, seconded by Commissioner Watson, to adjourn the meeting. All Commissioners voted in favor of the motion. Chairman Meggett declared the meeting adjourned at 6:52 PM.