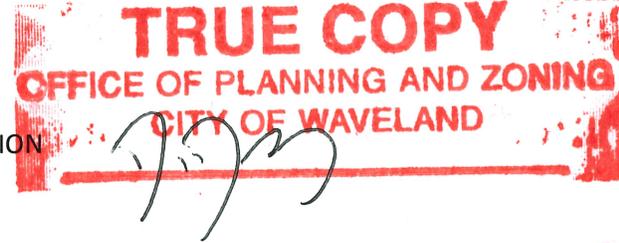


CITY OF WAVELAND
PLANNING & ZONING COMMISSION
MINUTES
April 22nd, 2019 – 6:00 PM



1. Call to Order / Roll Call.

Chairman Meggett opened the meeting at 6:00 PM. And called for Roll
Commissioners Present; Mike Adams, Clarence Harris and Judy Boudoin. Commissioner Watson was absent.
Chairman Meggett stated that a quorum was in place. David Draz, Zoning Official was also present

2. Rose and Eugene Schenck, current owner of the property commonly known as 209 First Street, Legal description Lots 13-15 & E 10' of Lot 12, Block 2, Anchorage Subdivision AA-8-23 are requesting a variance from the Zoning Ordinance, Section 701.3 – Minimum Front Yard 25'. The applicant is requesting a twelve (12) foot variance, resulting in a Minimum Front Yard of thirteen (13) feet. The purpose of the requested variance is so the owner can preserve two large Live Oak Trees located on the property.

The owner made a presentation on their request for a variance. The Commission asked the applicant questions and held discussion. **Commissioner Adams made a motion, seconded by Commissioner Harris to recommend approval of the variance. Commissioners Adams, Harris and Boudoin voted in favor of the motion. Chairman Meggett declared the motion approved.**

3. Edmond Meyer agent for the current owner of the property commonly known as 301 St. Joseph St., Legal description; Second Ward, Lot 80 is requesting 1) A variance from the Zoning Ordinance, Section 701.4- Minimum Side Yard (fifteen) 15'. The applicant is requesting a seven and a half (7' 6") foot variance, resulting in a side yard of two feet six inch (2' 6") feet. 2) A variance from the Zoning Ordinance, Section 701.5 - Minimum Rear Yard (fifteen) 15', is requesting a twelve and one-half (12' 6") foot variance, resulting in a rear yard of two feet, six inch (2'6"). The purpose of the requested variance is so the owner can utilize an existing slab for the proposed accessory Structure.

The applicant made a presentation on their request for the variances. The Commission asked the applicant questions and held discussion. Chairman Meggett asked if anyone was present in support or objection of the request for variances. Beverly Keaton, 303 St. Joseph, who had provided an email to the Commission regarding her concerns, came forward and presented her objections to the proposed variances and structure location. She expressed concern about the look of the structure, the height of the proposed structure and that the proposed structure was too close to her property. She also expressed concerns about drainage in the area and possible damage to her fence. Barbara Zitzmann, 306 Perron St. expressed concerns about the proposed accessory structure being too close to the corner of her property. Chairman Meggett asked the applicant to come forward to respond to the concerns. He said that he was attempting to use an existing slab that had been located in the corner thus requiring the variance request. He explained that the accessory building would be used only for storage. He also said that the standing water in that area after heavy rains had to do with the lack of drainage culverts and grading down St. Joseph and other adjacent streets toward the beach. Everyone agreed that there were area drainage issues in this area. He stated that the rear of the structure would be twelve (12) feet in height at the rear and sloping down to ten (10) feet at the front and that the material would be quality wood construction. He stated that the structure would be 12' x 15' for a total square footage of 180 sq. ft.

The Commission held considerable discussion given the input by the neighbors and the information presented by the applicant. They expressed concerns about the location of the structure but also felt that given what was being built and the use of the existing slab were worth consideration.

Commissioner Adams made a motion to recommend approval of the proposed variances. It was seconded by Commissioner Boudoin. Chairman Meggett called for a vote. Commissioner's Adams and Boudoin voted yes, Commissioner Harris voted no. Chairman Meggett declared that the motion approved.

4. Discussion at the request of the Chairman to review Chapter 9 – Future Land Use Plan, City of Waveland Comprehensive Plan Update 2009.

Chairman Meggett stated that he had recently reviewed the 2009 Comprehensive Plan Update and wanted the Commissioners to review Chapters 9 and 10 relative to the role of Planning and Zoning Commission and the need to consider an update at some time in the near future. He requested that this item be placed on the next agenda for further discussion.

No Action was taken.

5. Any requests to address the Commission.

No one came forward

6. Set the dates for the Special Meeting to approve the minutes, Thursday, April 25th, 2019 at 5PM and the next regularly scheduled meeting, Monday, May 20th, 2019 at 6PM.

Commissioner Harris made a motion, seconded by Commission Adams to approve the dates. All Commissioners present voted in favor. Chairman Meggett declared the motion passed.

7. Adjourn.

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