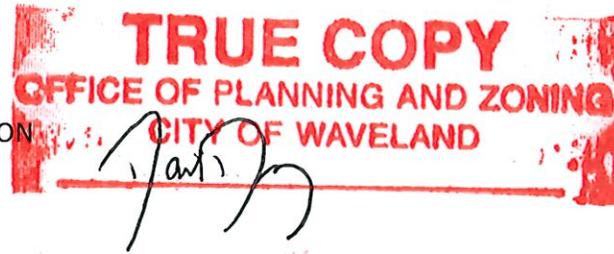


CITY OF WAVELAND  
PLANNING & ZONING COMMISSION  
MINUTES  
May 20th, 2019 – 6:00 PM



1. Call to Order / Roll Call.

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

2. Nicholas and Amanda Hebert, current owner of the property commonly known as 213 Vacation Lane, Legal description; Lots 50&51, Holiday Hills Subdivision are requesting a Conditional Use from the Zoning Ordinance, Section 701.8 – Accessory Structure over 500 sq.ft. The applicant is requesting a Conditional Use to construct an Accessory Structure of 1500 sq. ft.

The owner was present but had to leave due to his wife having a flat on the highway. Chairman Meggett stated that they would move up Items #3 & #4 to see if he would return. Commission heard the case after hearing Items #3 and #4 below. When this case came back up, the applicant did not return however, the owner's neighbor was present, and stated that he was familiar with the applicant's plans and had no objections to the proposed accessory structure. Staff stated that no letters, emails or inquiries of objection were received.

**Commissioner Watson made a motion, seconded by Commissioner Adams to recommend approval of the Conditional Use for an accessory structure of 1,500 sq. ft. Commissioners Adams, Harris, Boudoin and Watson voted in favor of the motion. Chairman Meggett declared the motion approved.**

3. Travis Rubio, current owner of the property commonly known as 524 Garden Lane, Legal description; Lot 2, Kare Subdivision, is requesting a Conditional Use from the Zoning Ordinance, Section 701.8 – Accessory Structure over 500 sq.ft. The applicant is requesting a Conditional Use to construct an Accessory Structure of 1200 sq. ft.

The applicant came forward and presented their request. The Commission asked the applicant some questions about the proposed structure and location. The applicant responded.

**Commissioner Harris made a motion, seconded by Commissioner Watson to recommend approval of the proposed Conditional use for an Accessory Structure of 1,200 sq.ft. Commissioners Adams, Harris, Boudoin and Watson voted in favor of the motion. Chairman Meggett declared the motion approved.**

4. Ronald Briggs, current owner of the property commonly known as 103 Waveland Avenue, Legal description; Part of Lot 82-A, 3<sup>rd</sup> Ward, City of Waveland, is requesting a variance from the Zoning Ordinance, Section 701.5 Minimum Rear Yard requirement of twenty-five (25) feet. The applicant is requesting a variance from the Rear Yard Requirement of 3.84 feet resulting in a rear yard of 21.16 feet.

The applicant came forward and presented their proposed rear yard variance case. The Commission asked the applicant some questions about the proposed rear yard variance request and the applicant responded. The applicant's neighbor, Janice Hansen, 117 Waveland Ave. came forward to ask about the drainage of the lot and the ditch behind her property. Staff explained that part of the building plans that are submitted is a drainage and erosion control plan that is review to make sure finished lot is graded to not drain directly onto neighboring lots but rather to a city/natural drainage way or the street. She stated she had no objection to the variance request.

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**Commissioner Watson made a motion, seconded by Commissioner Boudoin to recommend approval of the proposed rear yard variance as requested. Commissioners Adams, Harris, Boudoin and Watson voted in favor of the motion. Chairman Meggett declared the motion approved.**

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

Chairman Meggett asked that the Commission review the entire Comprehensive Plan Update 2009. Staff provided copies of the complete plan for the Commissioners that did not have one. Chairman Meggett stated that in Chapter 9 it states that the Commissioner should review the plan every two to three years. The Commission held discussion about coming up with a list of items from their review to take into consideration when the plan is updated. The Commission also discussed sending a recommendation to the Board of Alderman to consider funding an update to the Plan in either the next fiscal year (FY 2019-2020) or the following fiscal year (FY 2020-2021). Staff explained that the results from the 2020 Census affecting local government would be released on March 31<sup>st</sup> 2021 and that the data from the 2020 Census would be valuable in producing a new Comprehensive Plan update. Staff stated that they would do some more research on this topic.

No Action was taken.

6. Any requests to address the Commission.

No one came forward

7. Set the dates for the Special Meeting to approve the minutes, Thursday, May 23<sup>rd</sup>, 2019 at 5PM and the next regularly scheduled meeting, Monday, July 22<sup>nd</sup>, 2019 at 6PM (staff stated that no applications have been received for the Commission to consider in June).

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

8. Adjourn.

Commissioner Watson made a motion, seconded by Commissioner Boudoin to adjourn the meeting at 6:41 PM. All Commissioners present voted in favor of the motion. Chairman Meggett declared the motion approved.