

CITY OF WAVELAND  
PLANNING & ZONING COMMISSION  
MINUTES  
July 22nd, 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. Commissioner Watson was absent. Chairman Meggett stated that a quorum was in place. David Draz, Zoning Official was also present

2. LRM Enterprises, LLC, the current owner of the property commonly known as 924 Hwy 90, Parcel # (138P-0-33-222.000) legal description: Block 179, Lots 11 & 46, Shoreline Park, Unit 7, Addition 8, is requesting a **Conditional Use** on the subject property per Section 620.3 – Conditional Uses, Item H. **Mini-warehouses** of the City of Waveland current Zoning Ordinance (#349). The purpose of the request is to allow LRM Enterprises, LLC to construct Mini Warehouses on the property.

The applicant's, Kevin & Larry Maurigi provided an overview of what their plans were. This property is located next to the applicant's current Mini-warehouse complex. The Commissioner's asked questions of the applicant and held discussion regarding the proposed Conditional Use.

**Commissioner Adams made a motion, seconded by Commissioner Boudoin to recommend approval of the Conditional Use for the construction of Mini-warehouses as proposed. Commissioners Adams, Harris, Boudoin voted in favor of the motion. Chairman Meggett declared the motion approved.**

3. Jeffery & Brien Cuevas, owners of the property, commonly known as 107 Seabrook Drive; Legal Description: Lakewood Subdivision, Section 2, Lot 10, are requesting a variance from the Minimum Side Yard of 15' as required by the Current Zoning Ordinance, Section 701.4 – 15 feet. The variance request is to allow a 9 foot side yard for the left side yard (from the street) which requires a 6 foot variance for that side yard.

The applicants presented their request for a Side Yard setback variance and explained that the location of the garage required a wider driveway on one side of their property to allow a turning radius to pull into the side facing garage. The Commission asked the applicant questions and held discussion. Chairman Meggett asked if there was anyone who would like to speak for or against the requested variance. Mr. Brian Stanford, 121 Lakewood Drive said that he was opposed to the variance and spoke generally to the issue of variances.

**Commissioner Adams made a motion, seconded by Commissioner Harris to recommend approval of the proposed Variance request. Commissioners Adams, Harris, Boudoin voted in favor of the motion. Chairman Meggett declared the motion approved.**

4. Discussion and possible action on an update to the 2009 Comprehensive Plan Update. Mike Slaughter, the principle in the company Slaughter & Associates, who prepared the 2009 Update for the City, will be present to discuss comprehensive plans and what is involved in an update if the Mayor and Board of Alderman where to approve such a project.

Mike Slaughter, principle of the firm Slaughter & Associates who completed the 2009 Comprehensive Plan Update, gave a presentation on his firm and the elements and importance of a Comprehensive Plan Update. The Commissioner's asked question and held discussion with Mr. Slaughter

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May 20th, 2019 – 6:00 PM

**Commissioner Adams made a motion, seconded by Commissioner Boudoin to recommend to the Mayor and Board of Alderman consider funding an update to the Comprehensive Plan and to also consider having Mr. Slaughter provide a presentation and answer questions for the Mayor and Board of Alderman.**

5. Any requests to address the Commission.

Brian Stanford, 121 Lakewood Drive commented on the growing number of vacation rentals and some of the issues associated with them.

Bryan Therolf, 210 Gulfside Drive, also spoke about the issue of vacation rentals.

7. Set the dates for the Special Meeting to approve the minutes, Thursday, July 25th, 2019 at 5PM and the next regularly scheduled meeting, Monday, August 19th, 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.

8. Adjourn.

Commissioner Boudoin made a motion, seconded by Commissioner Harris to adjourn the meeting at 7:25 PM. All Commissioners present voted in favor of the motion. Chairman Meggett declared the motion approved.