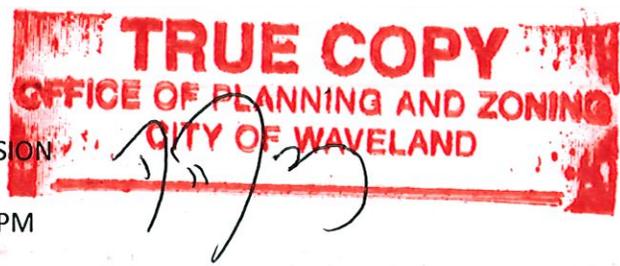


CITY OF WAVELAND
PLANNING & ZONING COMMISSION
MINUTES
September 16th, 2019 – 6:00 PM



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. Chairman Meggett stated that a quorum was in place. David Draz, Zoning Official was present.

2. Suzanne & Adrien Bertoniere, as represented by Thornhill Construction, owner of the property commonly known as 229 N, Beach Blvd; Legal Description: Lots 35 & and a portion of 33 (70'x760' S) 2nd Ward, Waveland, MS are requesting a variances from the Minimum Side Yard Setback, fifteen (15) feet as required by the Current Zoning Ordinance, Section 701.4. The Variance Request is to allow a fourteen (14) feet, Three (3) inches side yard setback for both side yard setbacks, resulting in a variance of 9" for each side yard.

The applicant's representative, Libby Clark with Thornhill Construction, came forward and explained the applicants request for the variances. The Commission asked the applicant questions about the proposed variances. The Commission held discussion. No one came forward to comment for or against the request.

Commissioner Adams made a motion, seconded by Commissioner Watson to recommend approval of the requested variances, Commissioners Adams, Harris, Boudoin and Watson voted in favor of the motion. Chairman Meggett declared the motion approved.

3. Miljana Ivic, owner of the property commonly known as 703 Barlow Street; Legal Description: Part of Lot 4, Block 11, BSL Land & Improvement Subdivision, is requesting a variance from the Minimum Front Yard Setback, twenty-five (25) feet as required by the Current Zoning Ordinance, Section 701.3. The Variance Request is to allow a sixteen (16) Front Yard Setback, resulting in a variance of nine (9) feet. The purpose of the request is to allow the applicant to complete construction of a double car garage.

The applicant, and the person she lives with, Andreas Zivic, who was also her designated representative, came forward to apologize for not knowing about the need for a Building Permit. He explained the request for the variance and stated that they had not been aware of a need permitting and immediately after getting the Stop Work Order came in and discussed the situation with staff and provided all the application and required documentation for a variance request. The Commission asked numerous questions regarding the garage addition including the current status of the project, details about the outside finish of the garage addition, the driveway and expressed their concerns about an applicant beginning construction without a permit.

The Commission asked staff about any additional fees or fines that could be levied in this case. Staff explained that's the current Ordinance (#375) that adopted the 2018 International Building Codes includes a provision for the Building Official to double the permit fees and apply any other penalties provided in the Ordinance.

Commissioner Harris made a motion, seconded by Commissioner Watson, to recommend approval of the proposed variance with the following conditions; That the double permit fees in the Building Code Adoption Ordinance (#375) be applied and any penalties provided for by ordinance or prescribed by law be assessed. Commissioners Harris, Boudoin and Watson voted in favor of the motion. Commissioner Adams voted no. Chairman Meggett declared the motion approved.

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4. Charles Langley the property owner, represented by George Palazzo with Blue Ribbon Homes, of the property commonly known as 141 Market Street; Legal Description: Lot 104, 3rd Ward, Waveland, MS is requesting a variance from the Minimum Rear Yard Setback if twenty-five (25) feet as required by the Current Zoning Ordinance, Section 701.5. The Variance Request is to allow a twenty (20) foot Rear Yard Setback, requiring a variance of five (5) feet.

The representative for Charles Langley, George Palazzo, came forward and presented the requested variance. The Commission asked questions about the purposes for requesting the variance. Mr. Palazzo explained. No one came forward to comment for or against the request. The Commission held discussion.

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

5. Any requests to address the Commission.
No one came forward.
6. Set the dates for the Special Meeting to approve the minutes, Thursday, September 19th, 2019 at 5PM and the next regularly scheduled meeting, Monday, October 21st 2019 at 6PM.

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

8. Adjourn.

Commissioner Adams made a motion, seconded by Commissioner Boudoin to adjourn the meeting at 6:49 PM. All Commissioners present voted in favor of the motion. Chairman Meggett declared the motion approved.