

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

1. Call to Order / Roll Call.

Chairman Meggett opened the meeting at 6:01 PM. Commissioners present; Michael Adams, Clarence Harris, Judy Boudoin and Charlotte Watson. David Draz, Zoning Official, was also present. Chairman Meggett declared there was a quorum present.

2. Approval of the Minutes for the November 18<sup>th</sup>, 2019

**Commissioner Adams made a motion, seconded by Commissioner Watson, to approve the minutes as presented. Commissioners Adams, Boudoin and Watson voted in favor of the motion. Commissioner Chairman Meggett declared the minutes approved.**

Staff requested the Chairman to allow staff to address one item under Item #6 - Reports from Chair, Commissioners and Staff prior to considering the cases. The request was granted.

Staff provided each Commissioner with wording to include in the motions regarding variances. The wording is to indicate that the Commission “finds that the conditions and criteria for a variance as stated in Section 906.1 of the current Zoning Ordinance have been met.”

3. Robert A Jones and P. Chris Christofferson, owners of the property commonly known as 930 Longo Street; Legal Description: Lots 16 – 20, Block 71, BSL Land Improvement Co. Subdivision, is requesting a variance 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 five (5') foot Side Yard Setback, requiring a variance of ten (10') feet. The purpose for the variance is to allow two (2) additions to the existing residence. Although the additions are in line with the existing residence, when a property owner expands the cubicle content of an existing non-conforming structure they lose their non-conforming status and must seek a variance for any new additions that are not in compliance with the current setback requirements.

Chairman Meggett read the item description and asked the applicant to come forward to explain their requested variance.

P. Chris Christofferson, the current owner of 930 Longo Street, came forward and explained the purpose of the variance which was to build two additions to the current house which as proposed would be in line with the left side of the current structure. She discussed the purpose of the additions.

The Commission asked questions of the applicant and held discussion regarding the requested variance.

**Commissioner Watson made a motion, seconded by Commissioner Boudoin, to recommend approval of the requested side yard variance of ten (10) feet resulting a side yard of five (5) feet, and the Commission finds that the conditions and criteria for a Variance as stated in Section 906.1 of the current Zoning Ordinance have been met. All Commissioners present voted in favor of the motion. Chairman Meggett declared the motion approved.**

4. Charles Bourgeois, owner of the property commonly known as 832 Spruce St; Legal Description: Lots 7- 9, Block 3, Green Acres Subdivision, is requesting a conditional use for an accessory building of twelve hundred (1,200) square feet. The current Zoning Ordinance, Section 601.2(F) requires that any “Accessory buildings that contain more than five hundred (500) square feet is a Conditional Use in Residential District R-1.”. The purpose of the

twelve hundred (1,200) square feet accessory building is to provide storage for the property owner's various vehicles and equipment.

Chairman Meggett read the description of the item and requested that the applicant come forward to explain their request for a Conditional Use for an Accessory Building over Five Hundred (500) square feet.

Charles Bourgeois, the applicant, came forward and explained his request. He stated that he needed the larger Accessory Structure to provide a shelter for his various vehicles and equipment. He also stated that this would allow him to consolidate some smaller storage units currently on the property.

The Commission asked questions of the applicant and held discussion regarding the requested Conditional Use.

**Commissioner Adams made a motion, seconded by Commissioner Harris to recommend approval of the Conditional Use for an Accessory Structure of Twelve Hundred (1,200) square feet. All Commissioners present voted in favor of the motion. Chairman Meggett declared the motion approved.**

5. Any requests to address the Commission.

No one came forward.

6. Reports from Chair, Commissioners and Staff.

The Chairman asked Staff if they had anything to report. Staff provided a year to date Permit Report that includes a comparison between 2018 and 2019 through November. Staff pointed out that the Building Department had issued 49 new single family building permits for the period of January through December, 2019. As shown on the report this is an increase of 16 new single family building permits when compared with the same period in 2018. Also that the valuation of those permits for 2019 was \$13,428,627.00 as compared to the \$8,182,374.00 for the same period in 2018.

Staff also indicated that the badges that David Allen with the Police Department had made for the Commissioners were available and staff would contact Assistant Chief, Phillip Pavolini, to get the badges.

Staff announced the upcoming process for addressing the Zoning and related issues for the Coleman Districts.

Commissioner Adams said that the Food Truck Friday was great and was happy to see this initiative by the City and the participating vendors.

7. Set the date for the next regularly scheduled meeting, Monday, January 27<sup>th</sup>, 2020 at 6PM.

Commissioner Adams made a motion, seconded by Commissioner Harris to accept the date of January 27<sup>th</sup>, 2020 at 6PM for the next regular Commission meeting. All Commissioners present voted in favor of the motion. Chairman Meggett declared the motion approved.

8. Adjourn.

Commissioner Watson made a motion, seconded by Commissioner Adams, to adjourn. All Commissioners present voted in favor of the motion. The meeting adjourned at 6:35.