

CITY OF WAVELAND  
PLANNING & ZONING COMMISSION  
MINUTES  
January 27, 2020 – 6:00 PM

1. Call to Order / Roll Call.

Chairman Meggett opened the meeting at 6:00 PM. Commissioners present; Michael Adams, Clarence Harris, and Charlotte Watson. Commissioner Boudoin was absent. David Draz, Zoning Official, was also present. Chairman Meggett declared there was a quorum present.

2. Approval of the Minutes for the December 16th, 2019 meeting.

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

3. Michael Hannan, owner of the property commonly known as 116 Whispering Pines drive; Legal Description: Lot 10, Lakeside Subdivision #2, Waveland, MS, is requesting the following two (2) variances; 1) A variance from the Minimum Rear Yard Setback of twenty-five (25) feet as required by the current Zoning Ordinance, Section 701.5. The variance request is to allow a ten (10) feet Rear Yard Setback resulting in a fifteen (15) foot variance. The purpose for the request is to place an accessory structure. 2) A Variance from the Minimum Side Yard Setback of fifteen (15) feet as required by the current Zoning Ordinance, Section 701.4. The variance request is to allow a ten (10) foot Side Yard resulting in a five (5) foot variance. The purpose for the request is to place an accessory structure.

Chairman Meggett read the item description and asked the applicant to come forward to explain their requested variance. Linda Hannan, Michael Hannan's wife and co-property owner came forward and presented the request for the variances and the reasons for the request as stated in the item description above. The Commission asked questions of the applicant and held discussion regarding the requested variance.

**Commissioner Watson made a motion, seconded by Commissioner Adams, to recommend approval of the requested variances, 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. Susan Marino, current owner, represented by Jay Poolson of Classic Designs, LLC, of the property commonly known as 621 St Joseph Street. Legal description; Lots 66G, H, & J, 4<sup>th</sup> Ward, Waveland, MS, is requesting a Conditional Use from the current Zoning Ordinance, Section 601.2(F) – Accessory Structure over 500 sq.ft. The applicant is requesting a Conditional Use to construct an Accessory Structure of One Thousand, One Hundred and Ninety Six (1,196) square feet for the purpose of a storage building for vehicles, riding lawnmowers and household items.

Chairman Meggett read the description of the item and requested that the applicant come forward to explain their requested Conditional Use as stated in item description above. Jay Poolson, representative for the property owner, came forward and presented his Conditional Use request and the reasons for the as described in the item description above. Conditional Use and the purpose of the accessory structure as described in the item description above. 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, and the Commission finds that the criteria for a Conditional Use as stated in Section 906.3 of the current Zoning Ordinance have been met. All Commissioners present voted in favor of the motion. Chairman Meggett declared the motion approved.**

5. Mark Hinterlang, owner of the property commonly known as 104 Marcus Street; Legal Description: Lot 31C, 3<sup>rd</sup> Ward, Waveland, MS, is requesting the following three variances; 1) a variance from the Minimum Front Yard Setback of twenty-five (25) feet as required by the current Zoning Ordinance, Section 701.3. The variance request is to allow a ten (10) feet Front Yard Setback; 2) 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 ten (10) feet side yard; 3) a variance from the Minimum Rear Yard Setback of twenty-five (25) feet as required by the current Zoning Ordinance, Section 701.5. The variance request is to allow a thirteen (13) foot rear yard. The purpose of the requested variances is to allow the property owner to build in an AE Flood Zone since the property is split with part with AE and VE Flood Zones.

Chairman Meggett read the description of the item and requested that the applicant come forward to explain the requested variances and the reasons the request. Mark Hinterlang, owner of the property, came forward and presented his request and explained the reasons for the requested variances as described in the item description above. The Commission asked questions of the applicant and held discussion regarding the requested variances.

**Commissioner Harris made a motion, seconded by Commissioner Adams, to recommend approval of the requested variances, 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.**

6. Raymond Besseck, current owner, of the property commonly known as 126 Marcie Lane. Legal description; PT SW ¼-SECTION 34-8-14, Waveland, MS, is requesting a Conditional Use from the current Zoning Ordinance, Section 601.2(F) – Accessory Structure over 500 sq.ft. The applicant is requesting a Conditional Use to construct an Accessory Structure of Five Hundred & Fifty Eight (558) square feet for the purpose of constructing a detached garage.

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. Raymond Besseck came forward to present his request for the Conditional Use and the purpose of the proposed Accessory Structure as described in the item description above. The Commission asked questions of the applicant and held discussion regarding the requested Conditional Use.

**Commissioner Watson made a motion, seconded by Commissioner Adams, to recommend approval of the Conditional Use for an Accessory Structure of Five Hundred & Fifty Eight square feet, and the Commission finds that the criteria for a Conditional Use as stated in Section 906.3 of the current Zoning Ordinance have been met. All Commissioners present voted in favor of the motion. Chairman Meggett declared the motion approved.**

7. John Bergeron, owner of the property commonly known as 926 S Beach Blvd.; Legal Description: Lot 139B, a17-88, 3<sup>rd</sup> Ward, Waveland, MS, is requesting, a variance from the Minimum Side Yard Setback of 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 resulting in a ten (10) foot variance. The purpose for the request is to construct a boat storage shed.

Chairman Meggett read the description of the item and requested that the applicant come forward to explain their request for a Conditional Use as described in the item description above. John Bergeron, the property owner, came forward to present his request for the variance and the reasons for requesting the variances as described in the item description above. The Commission asked questions of the applicant and held discussion regarding the requested variance.

**Commissioner Adams made a motion, seconded by Commissioner Watson, to recommend approval of the requested variance, 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.**

8. Any requests to address the Commission.

No one came forward.

9. Reports from Chair, Commissioners and Staff.

The Chairman gave an update on the work of Keep Waveland Beautiful to put together a proposed new ordinance regarding protected trees.

Staff summarized the current processes for addressing changes to improve the current Zoning Ordinance and administration's process to review and possible make changes to the Coleman Districts (CO1 & CO2).

7. Set the date for the next regularly scheduled meeting, Monday, February 24th, 2020 at 6PM.

Commissioner Watson made a motion, seconded by Commissioner Harris to approve the meeting date. All Commissioners present voted in favor of the motion.

8. Adjourn.

Commissioner Watson made a motion, seconded by Commissioner Harris, to adjourn. All Commissioners present voted in favor of the motion. The meeting adjourned at 6:55 PM.