

CITY OF WAVELAND
PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
FEBRUARY 27TH, 2023 6:00 PM

1. Call to Order / Roll Call.
2. Motion to approve the minutes from the Planning & Zoning Meeting held Monday, January 23, 2023.
3. (Tabled from 1/23/23)
Brent Morreale, owner of the property commonly known as 1801 Arnold St., parcel #137N-0-35-063.001, has made an application for a variance to split his lot into two (2) lots. This property is currently zoned R-2, Single & Multi-Family Use. Parcel 1, to be addressed as 1801 Arnold St., and Parcel 2, to be addressed as 1803 Arnold St., will both need a 5,000 square feet area variance in order to build a duplex on each parcel. The area required is 7,500 square feet per unit as stated in Zoning Ord. #349.
The area required is 8,500 square feet per unit as stated in Zoning Ord. #349.
4. Nick Mortenson, owner of the property commonly known as 709 St. Joseph St., parcel #162A-0-03-138.000, has made an application for a Conditional Use to have an accessory structure over 500 square feet. The proposed accessory structure will be 864 square feet. The structure will be fifteen (15) feet from the rear property line and ten (10) feet from the side property line which does not require any variances as stated in Zoning Ord. #349 section 716.2.
5. The City of Waveland Building & Zoning Department is making a request for the consideration of revising the current Zoning Ordinance #349. The revision will be to change the side-yard setbacks for non-conforming lots in Section 713.3, Side Yard, as stated in Ordinance #349. The revision will be in section 713.3C and the new wording will state “For a lot of record, which qualifies pursuant to Section 402.3 as legally non-conforming and which measures sixty (60) feet or less in width, the Zoning Official is authorized to grant a variance of side yard minimum footage to allow a side yard setback of ten (10) feet. Said action may be taken without notice to or action by the Planning and Zoning Commission or the Board of Mayor and Aldermen.”
6. Comments from Chair, Commissioners, & Staff
 - A. Accessory Structures
 - B. Short-Term Rentals
7. Public Comments to the Commissioners
8. Adjourn: AT _____ P.M.