

**MINUTES**  
**WAVELAND PLANNING & ZONING COMMISSION**  
**SPECIAL MEETING**  
**JANUARY 9, 2023**

A special meeting of the Waveland Planning & Zoning Commission was held at 6:00 pm on Monday, January 9, 2023 at Waveland City Hall in the Board Room located at 301 Coleman Ave, Waveland, MS 39576.

Chairman Bryan Frater called the meeting to order at 6:00pm. Present at the meeting were Commissioners Mary Beth Cooper, Greg Poindexter, Chad Whitney and Matt Touart. Also present was Building Official, Josh Hayes, sitting in for Zoning Official, Jeanne Conrad. City Attorney, Ronnie Artigues Jr., was not present.

Chairman Frater called for a motion to approve the minutes from the Planning & Zoning Regular Meeting held on Monday, November 14, 2022. Commissioner Whitney made the motion, seconded by Commissioner Cooper, to approve the minutes as written.

After a unanimous vote of yes by all Commissioners present, Chairman Frater declared the motion passed.

Christopher Foster, owner of the property commonly known as 217Gulfside St., parcel #162A-0-03-066.000, has made an application for two variances in order to split his lot. The first variance is for 37.5 feet of street frontage on both properties from the required 100 feet which would made the lots 62.5 feet in width. The second variance is for 4,812.5 square feet on each property from the required 12,000 square feet minimum which would make each property 7,187.5 square feet in size. The purpose is to construct a house for his son next door.

Mr. Foster was not able to attend the meeting. Chairman Frater read Mr. Foster's letter of intent in order to give an explanation of the request for the record. After all discussions between the Commissioners, Chairman Frater called for a motion. Commissioner Whitney made a motion, seconded by Commissioner Poindexter, to accept the variance request as written.

After a unanimous vote of yes by all Commissioners present, Chairman Frater stated that the application meets all conditions and criteria set forth in section 906.1 of the zoning ordinance and declared the motion passed.

Kurt & Rebecca Carr, owners of the property commonly known as 109 Whispering Pines Dr., parcel #161B-2-01-102.000, have made an application for a right side-yard variance of four (4) feet in order to construct a one bedroom, one bathroom addition to their house.

Mr. & Mrs. Carr were not able to attend the meeting. Mathew Law, with Corona Construction, came forward to represent the contractor for the project and explain the request. Chairman Frater called for anyone in the audience to come forward for comments. Julie Carver McCallum, owner of the property on the left side of the applicant, came forward to ask questions about easements, drainage, and process of zoning requests.

Chairman Frater called for a motion. Commissioner Cooper made a motion, seconded by Commissioner Whitney, to accept the variance application as written.

After a unanimous vote of yes by all Commissioners present, Chairman Frater stated that the application meets all conditions and criteria set forth in section 906.1 of the zoning and declared the motion passed.

Mark Shiffer, owner of the property commonly known as 10049 Eden St., parcel #139B-0-29-239.000, has made an application for a Conditional Use in order to place two (2) temporary containers to be used for storage during the construction of his new permanent single-family residence.

Mr. Shiffer came forward to explain his application. His intent is to place the containers on the property for storage of machinery and materials during construction. Once construction is complete, the containers will be painted and converted into a boat house. Commissioner Cooper asked for the applicant to go into more detail about the containers after the construction. Mr. Shiffer described how the containers will be made more aesthetically pleasing and will be put on pilings for a boat house.

Chairman Frater called for anyone to come forward to comment on this application. No one came forward.

After all discussions between the Commissioners and the applicant, Chairman Frater called for a motion. Commissioner Whitney made a motion, seconded by Commissioner Touart, to accept the conditional use application as written.

After a unanimous vote of yes by all Commissioners present, Chairman Frater stated that the application meets all conditions and criteria set forth in section 906.1 of the zoning and declared the motion passed.

Charles Johnson, owner of the property commonly known as 319 Jeff Davis Ave, parcel #161D-0-02-187.000, has made an application for the Temporary Use of an RV during the construction of his new primary residence. The RV will be allowed occupancy of 180 days.

Mr. Johnson came forward to explain his request for the use of the RV. He explained that the RV and the new construction of the permanent residence is for his sister who is currently staying in the RV.

After all discussions between the Commissioners and the applicant, Chairman Frater called for anyone from the audience to come forward to make any comment. No one from the audience came forward. Chairman Frater called for a motion. Commissioner Whitney made a motion, seconded by Commissioner Cooper, to accept the Temporary RV request.

After a unanimous vote of yes by all Commissioners present, Chairman Frater stated that the application meets all conditions and criteria set forth in section 906.1 of the zoning and declared the motion passed.

Chairman Frater called for anyone else to come forward if they wished to do so.

Bryan Therolf came forward with questions to clarify the minimum square foot requirement for a residence. Josh Hayes, Building Official, stated, per building code, the minimum requirement for a single-family residence is 425 square feet. Mr. Therolf requested that the City research amending the Zoning Ordinance for the minimum square footage requirements. Chairman Frater commented that the Zoning Commission would be looking into amending the whole Ordinance.

Chairman Frater called for anyone else to come forward for comments. No one came forward.

Chairman Frater called for a motion to adjourn the meeting. Commissioner Whitney made the motion, seconded by Commissioner Cooper.

After a unanimous vote of yes by all commissioners present to adjourn the meeting, Chairman Frater declared the motion passed and the meeting adjourned at 6:48 pm.

Respectfully submitted,

Jeanne Conrad, Zoning Official