

**MINUTES**  
**WAVELAND PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**JANUARY 23, 2023**

A regular meeting of the Waveland Planning & Zoning Commission was held at 6:00 pm on Monday, January 23, 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, January 9, 2023. 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.

Mark Lambert, owner of the property commonly known as 226 S. Beach Blvd., parcel #161M-0-11-098.000, has made an application for a variance of five (5) feet from the right-side property line in order to construct a new primary structure. This will make the right side-yard ten (10) feet instead of the required fifteen (15) feet as stated in Zoning Ord. #349.

Mr. Lambert came forward to explain his request to the Commission. After all discussions, Chairman Frater called for a motion. Commissioner Touart made a motion, seconded by Commissioner Whitney, to accept the variance request as written.

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

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.

Mr. Morreale was not present for the meeting. It was brought to the attention of the Commissioners that the publication had a typo. The area required for each unit in an R-2 Zoning District is 8,500 square feet; not 7,500 square feet. The Commissioners decided to table this application in order for Zoning Official, Jeanne Conrad, to readvertise with the corrected verbiage and the applicant will be heard at the next Planning and Zoning Meeting on February 27, 2023 at 6:00pm.

Chairman Frater called for a motion to table the application to the next Planning and Zoning Meeting. Commissioner Whitney made a motion, seconded by Commissioner Cooper to table the application.

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

Joseph Rotolo, owner of the property commonly known as 701 View St., parcel #162K-0-10-162.000, has made an application for a conditional use in order to construct an accessory structure over 500 square feet as stated in Zoning Ord. #349. The proposed accessory structure will be 900 square feet in size. The applicant has also made a request for a one (1) foot variance on the height of the accessory structure. The proposed accessory

structure will be sixteen (16) feet measured to the mean roof height instead of the fifteen (15) feet limit as stated in Zoning Ord. #349.

Mr. Rotolo came forward to explain his request to the Commission. After all discussions, Chairman Frater called for a motion. Commissioner Whitney made a motion, seconded by Commissioner Cooper, to accept the variance request as written.

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

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 6:26 pm.

Respectfully submitted,

Jeanne Conrad, Zoning Official