

**MINUTES
WAVELAND PLANNING & ZONING COMMISSION
REGULAR MEETING
NOVEMBER 20, 2023**

A regular meeting of the Waveland Planning & Zoning Commission was held at 6:00 pm on Monday, November 20, 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 Chairman Bryan Frater, Commissioners Dr. Barbara Coatney, Glen Romero, and Matt Touart. Also present was Zoning Official, Geri Bouchie, a quorum was established.

Kim Boushie, owner of the property commonly known as 1932 Nicholson Ave., parcel #137N-0-35-020.000, has made an application for a variance in order to construct two duplexes on a property Zoned R-2: Single and Two Family Residential. The applicant is requesting a 7,688 square feet variance from the required 8,500 square feet per unit as stated in Ordinance #349. The 8,500 square feet requirement equals a total 34,000 square feet of lot area in order to construct 2 duplexes (4 units). The property is currently 26,312 square feet.

Chairman Frater called Mrs. Boushie to come forward and explain her case. Mrs. Boushie was not present for the meeting and no one came forward to comment on the application.

Chairman Frater called for a motion to approve tabling the discussion, Commissioner Touart moved, seconded by Commissioner Romero.

After a unanimous vote by all Commissioners present, Chairman Frater declared the motion tabled.

Chairman Frater mentioned that last August the previous owners tried to request a Zoning change for this property from R-1 to R-3 and the Planning Commission approved it. The Board adjusted it to R-2 because the requirements for such a change is by 1 “notch”.

Jeremy Yarber, owner of the property commonly known as 509 Hogan Street, parcel #162A-0-03-156.000, made application for a Conditional use in order to subdivide 8.7 acres into Two parcels on a property Zoned R-1. Parcel 1 will remain the main residence.

Mr. Yarber came forward to explain his request and stated that he would like to subdivide his property and will keep his homestead of +/-4.35 acres facing Hogan Street. The remaining south half of the property will be for sale. Commissioner Romero verified that the remaining property is undeveloped and that there is no direct access other than an easement.

Chairman Frater asked if anyone would like to comment on this case. No one came forward to comment on the application.

Chairman Frater made a comment that this case will be heard at the Board of Mayor and Aldermen meeting on Tuesday, December 5, 2024 in the City Hall Board Room.

After all discussions, Chairman Frater called for a motion to approve the conditional use applied for. Commissioner Coatney moved, seconded by Commissioner Touart.

After a unanimous vote by all commissioners present, Chairman Frater declared the motion passed.

Gaston Pace, owner of the property commonly known as 520 Highway 90, parcel #138Q-0-34-004.000 and has recently acquired #138Q-0-34-006.000, has made application for a Zoning change in order to combine the two properties to use for a Commercial heavy equipment rental/sales business. The parcel on Highway 90 is Zoned C-3, and the recently acquired property is Zoned R-1, requesting the zone change to C-3. The owner would like to put his office on the back parcel. The exits will be to Highway 90, and the perimeter will be fenced. The lots meet the required square footage.

Mr. Gaston Pace came forward to explain his application and answer questions from the Commissioners. Chairman Frater did discuss the issue with changing the zoning so many steps from R-1 to C-3, that the existing regulations may create a hindrance. Commissioner Romero did verify that there is nothing back there near his property, that he's not big on changing zoning. Mr. Pace mentioned that his property abuts the C-3 property. Chairman Frater and Commissioner Romero mentioned that this will need to be discussed with the City Attorney, Mr. Ronnie Artigues.

After all discussions, Chairman Frater and Commissioner Romero recommended approving this action so Mr. Pace does not have to go before Planning & Zoning again. Mr. Pace was told that he would have to go before the Board of Mayor and Alderman on Monday, December 5, 2023 at 6:30 pm.

Motion was made by Commissioner Touart, seconded by Commissioner Romero, to take this application under advisement and to seek a legal opinion on the requirements necessary to review a proper application for a zoning change.

Kevin and Belinda Sauers, owners of the property commonly known as 904 Woods Street, parcel #162K-0-10-200.000, has made an application for a Conditional use in order to construct an accessory structure over 900 square feet. The proposed accessory structure will be 1,200 square feet (30X40). The structure will be used as storage/garage for the owners.

The Sauers were not present for the meeting and no one came forward to comment on the application.

Commissioner Romero commented that this is a huge yard, nice size home, and that it would not be intrusive at all. The structure is larger than what was approved, but there are no objections.

Chairman Frater called for a motion to approve the Conditional use application. Commissioner Touart moved, seconded by Commissioner Romero.

After a unanimous vote by all commissioners present, Chairman Frater declared the motion passed.

Comments from Chair, Commissioners, & Staff

It was discussed the hardship with Special meetings to approve minutes with regards to overnight transcribing of minutes and immediate posting notice of meeting. All present agreed that it makes sense to give at least 1 week to prepare and still able to present to the Board before their meeting.

Meeting Monday, November 27, 2023 at 6:00pm to adopt minutes from November 20, 2023 meeting.

The question was posed for clarification if the public has to be notified for special meetings? In the past they would meet to discuss different matters: Comprehensive plan, certain goals, ideas to be addressed, other long term plans, yearly goals, etc. Do these ideas need advertising? Some accomplishments were: Short term rentals, sidewalks, sewerage. Some items to be addressed are fencing, beautification, and the Orion project, etc. Commissioner Touart mentioned that at one time there was an outline of subjects to discuss. Chairman Frater stated that we will need to decide on a timeline when we have verification. Commissioner Coatney expressed that there are many ideas and departments that need to be addressed. The departments need to focus and plan on their goals and be responsible to the administration for their accomplishments.

Public comments to the Commissioners

No one was present

ADJOURN

Adjourn Meeting at 6:29 p.m.

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 6:29 pm.

Respectfully submitted,

Geri Bouchie, Zoning Official