

MINUTES OF APRIL 10, 2008
LONG BEACH PLANNING COMMISSION

Be it remembered that a regular scheduled meeting of the Long Beach Planning Commission was begun and held at the Long Beach School District Central Office, 19148 Commission Road, Long Beach, Mississippi and the same being the time and place fixed for holding said meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Commission Chairman Frank Olaivar, Commissioners David Serrato, Tony Vancourt, Tonda Yandell, Dale Hare, Barney Hill, Zoning Enforcement Officer Ken Price, Building/Code Official Earl Levens, and Minute Clerk Veronica Howard.

Commissioners Jacqui Lipski, Roderick Rishel, Joseph Sweetapple, and Planning Commission Advisor Bill Hessell were absent the meeting.

There being a quorum present sufficient to transact the business of this recessed meeting the following proceedings were had and done.

Commission Chairman recognized and welcomed new Commission member Mr. Barney Hill.

The Commission Chairman stated that all decisions made at this meeting would have to be ratified by the Mayor and Board of Aldermen at their next regularly scheduled meeting of April 15, 2008, and subject to a ten-day appeal time for a Public Hearing.

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After careful review Commissioner Yandell made motion seconded by Commissioner Vancourt and unanimously carried to approve the Planning Commission minutes of March 27, 2008 regular scheduled meeting as submitted.

The first item of business was an update on a temporary trailer located on Railroad submitted by Mr. Chuck Ryan.

MILLER & SMITH
ATTORNEYS AT LAW
1922 23rd Avenue
Post Office Box 370
Gulfport, Mississippi 39502

EDWARD O. MILLER
E-mail: eodmiller@cableone.net
RICHARD J. SMITH
E-mail: rjsmith@cableone.net

TELEPHONE NUMBERS
(228) 868-7701
(228) 864-2515
FACSIMILE (228) 868-7702

April 10, 2008

Long Beach Planning Commission
Post Office Box 929
Long Beach, MS 39560

Re: Chuck Ryan Cars
18012 Pineville Road, Long Beach, Mississippi 39560

To Whom It May Concern:

Please be advised that I represent Chuck Ryan Cars located at 18012 Pineville Road, Long Beach, Mississippi, 39560. At this time there is a contract dispute pending between the owners Greg Bistes and Gay Bistes Palmisano and Michael Whalen. The trial regarding the contract is scheduled for May 5. At that time Mr. Ryan should be able to proceed with the purchase of the property enabling him to comply to with whatever requirements you have for the property.

Should you have any questions concerning this matter please do not hesitate to contact me. We hope to conclude this matter shortly.

Sincerely,



EDWARD O. MILLER

MILLER & SMITH

EOM/jm

cc: Chuck Ryan
Mayor William Skellie



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Mr. Ryan came forward to state that the property the trailer is placed on is still in litigation and that he has a court date of May 5, 2008 and should be able to give the Commission a definite time frame as to when a permanent structure could be built.

After careful review and discussion the Commission directed Mr. Ryan to report back to the Commission on May 8, 2008 regular scheduled meeting with an update. The Commission also directed Ken Price, the Zoning Enforcement Officer to serve Mr. Ryan with a notice of Non-Compliance.

The next agenda item to come before the Commission was an update on the temporary trailer located at 580 Klondyke Road by Jerry Paige/Nunzio Carrubba.

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02/03/2008 11:46 RECEIVED 03/28/2008 15:07 2288638823 PAIGE ELECTRIC CO
2288671961 HERRON PAGE 01

studio B
A PROFESSIONAL ARCHITECTURAL CORPORATION

March 28, 2008

Jerry Paige
18308C Commission Road
Long Beach, MS 39560

RE: Office for Carrubba's Car Lot

Dear Jerry:

As we have discussed, we have begun work on the project. We plan to complete the design documents in approximately one month. We will keep you informed as we progress.

Sincerely,


William Herron
Architect

L-032808.doc

7133 BEATLINE ROAD / LONG BEACH, MISSISSIPPI 30560
(228) 864-3007 PHONE / (228) 867-1951 FAX

Mr. Carrubba came forward to state that Mr. Paige was waiting on the architect to design the plans for the permanent building. He submitted a letter stating that the architect should have the plans complete within 30 days which upon a building permit would be obtained to build a permanent structure.

After careful review and discussion the Commission directed Mr. Carrubba to report back to the Commission with an update at the May 8, 2008 regular scheduled meeting, if a building permit has not been obtained by this date.

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The next agenda item was Planning Commission Approval for a Home Occupation submitted by Trenita Moore as follows:



APPLICATION FOR HOME OCCUPATION
 ZONING/BUILDING DEPARTMENT
 PO BOX 929
 TELEPHONE 228-863-1554
 FAX 228-865-0822



HOME OCCUPATION is any occupation within a dwelling and clearly incidental thereto, carried on by a member of the family residing on the premises provided that no other person not a resident of the premises is employed, that no stock in trade is kept or commodities sold, no mechanical equipment is used except such that is normally used for family, domestic or household purposes, and there is no exterior indication other than a sign permitted by the district regulations, that the building is being used for any purpose other than a dwelling. When within the above requirements, a home occupation included, but is not limited to the following:

- (a) artist and sculptors;
- (b) authors and composers;
- (c) dressmakers, seamstresses, and tailors;
- (d) family day care home, limited to not more than three (3) children;
- (e) office facility of a minister, rabbi, or priest;
- (f) office facility of a salesman, sales representative, provided that no retail or wholesale transactions are made on the premises;
- (g) individual tutoring;
- (h) individual stringed instrument instruction

However, a home occupation shall not in any event be deemed to include auto repairs, minor or major, barber/beauty shops, dance instructions, upholstery, stables/kennels, restaurants, tourist homes, veterinary clinics/hospitals, private schools w/organized classes, gift shops, medical/dental clinics, medical offices, painting of vehicles, trailers, or boats, photo developing, photo studios, radio/television repair, or cabinet shops.

SPECIAL NOTE: an \$80.00 application fee and a copy of the owner's recorded warranty deed must be included with this application in addition, if such dwelling is being leased, written permission from the landlord will need to be provided also.

Owner Information

Last Name: Moore First: Trenita Middle Initial: L

Address: 114 Edmund Dr.

City: Long Beach State: MS Zip: 39560 Phone: (228) 297-5597

Signature: Trenita L. Moore Date: 3-31-08

Signature of applicant implies consent to any background checks deemed appropriate by this department

Business Information

Business Name: Heavenly Angel Home Health Care
Business Name

To be used for: office facility for non-medical Home Care

Application is hereby made for a Certificate of Occupancy for the use of the building, structure, or premises as identified and described herein. It is agreed that all the laws, ordinances and regulations enforced by the Building Inspection Department of the City of Long Beach, Miss., Shall be complied with in pursuit of the granting of this Certificate whether or not specified herein.

FOR OFFICE USE ONLY

Zoning Classification: _____ Conforming: Yes No

Agenda Date: _____

Comments/Notes: _____

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Return:
PREPARED BY AND RETURN TO MEADOWS RILEY LAW FIRM
P O BOX 530 GULFPORT MS 39502 228-854-4311



SCANNED



J. K. ... 1st Judicial District
Instrument 2008 1191 D -J1
Filed/Recorded 2 11 2008 2 P
Total Fees 12.00
4 Pages Recorded

STATE OF MISSISSIPPI
COUNTY OF Harrison

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned **Betty Jane Riemersma**, does hereby sell, convey and warrant unto **Trenita L. Moore**, a single person, the following described land and property located and being situated in the First Judicial District of Harrison County, State of Mississippi and being more particularly described as follows, to-wit:

Lot 8 of EDMUND HEIGHTS SUBDIVISION in the City of Long Beach, Mississippi as per map or plat thereof recorded in Book 25, page 10 of the Records of Plat on file in the office of the Chancery Clerk of Harrison County, Mississippi.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights of way, easements and the prior reservation of any oil, gas and other minerals.

IT IS AGREED and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to the Grantee, or its assigns, any deficit on an actual proration, and likewise, the Grantee agrees to pay to the Grantor, or its assigns, any amount overpaid by it.

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WITNESS THE SIGNATURE of the above Grantor(s), this the 8th day of
February, ~~2007~~²⁰⁰⁸.

Betty Jane Riemersma
Betty Jane Riemersma

STATE OF Tennessee

COUNTY OF Shelby

Personally appeared before me, the undersigned authority in
and for the said county and state, on this the 8th day of
February, ~~2007~~²⁰⁰⁸, within my jurisdiction, the within named Betty Jane
Riemersma, who acknowledged that they/he/she executed and delivered
the above and foregoing instrument.

Charles Doyle
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Nov. 27, 2010

GRANTOR:
Betty Jane Riemersma
322 Wylie Drive
Brighton, TN 38011
228-234-7605



GRANTEE:
Trenita L. Moore
114 Edmund Street
Long Beach, MS 39560
228-297-5597

After considerable discussion the applicant withdrew her
request.

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The next agenda item was Sketch Approval for a lot on Lang Avenue submitted by Danny Satchfield as follows:



CITY OF LONG BEACH, MISSISSIPPI
 PO BOX 929
 201 JEFF DAVIS AVENUE
 TELEPHONE 228-863-1554
 FAX 228-865-0822
 permits@cityoflongbeach.ms



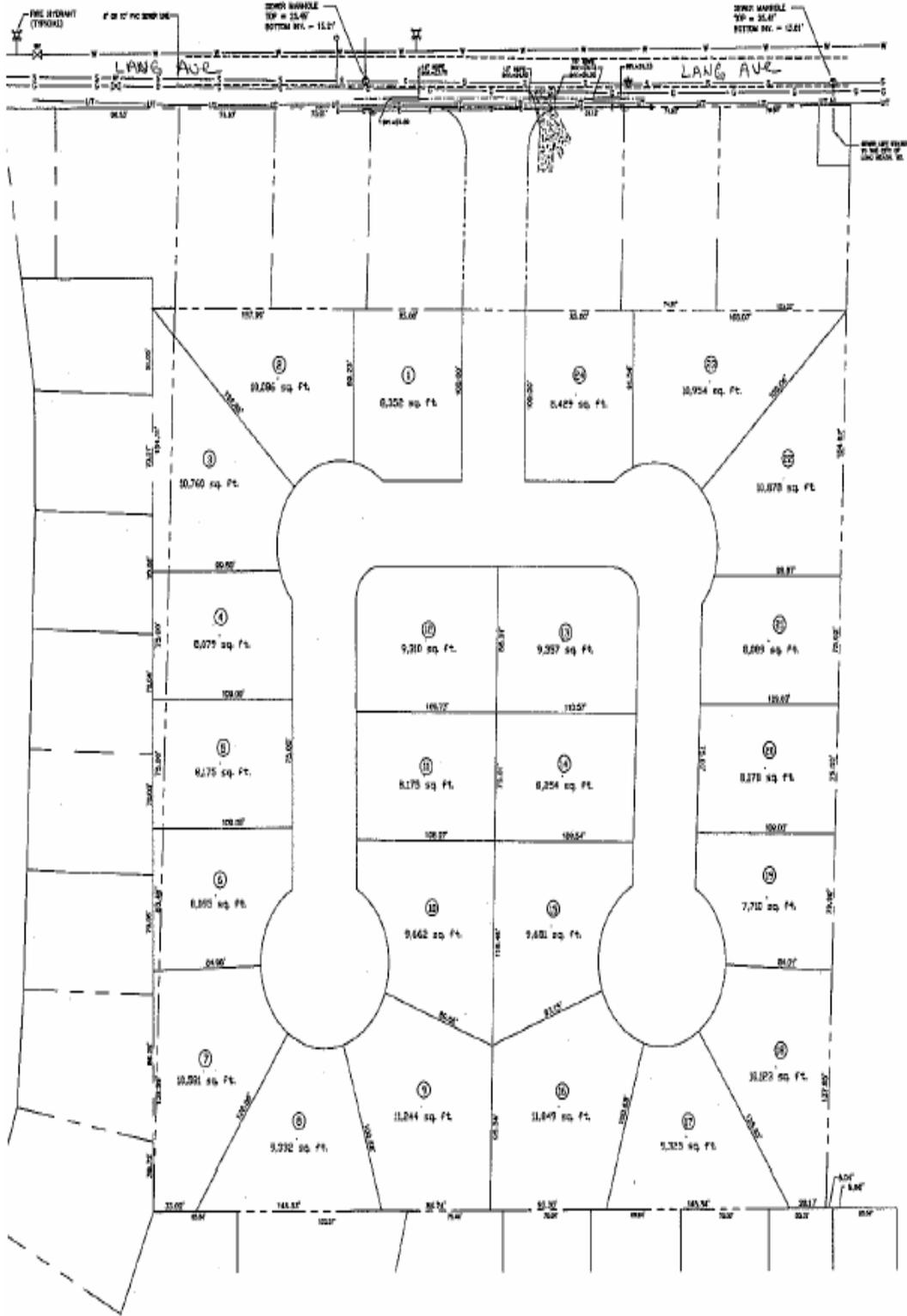
APPLICATION FOR CASE REVIEW

- I. TYPE OF CASE REQUEST
- A. Zoning Change
 - B. Planning Commission Approval *-Sketch Approval*
 - C. Special Exception Use
 - D. Variance Request
 - E. Change in Use
 - F. A Decision of the Building Official is Alleged to be in Error
 - G. Interpretation of the Zoning Ordinance
 - H. Home Occupation (attach copy of Deed or lease)
- II. Property Location: 0 LANG AVE
 House number and street name
- III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)
- IV. Legal Description of Land Involved. (Complete either A or B below.)
- A. If in a subdivision:
 Subdivision Name _____
- B. If Meter and Bound: Attach a Legal Description
- V. Names and Addresses of all Property Owners within 200 feet of subject land. (If bounded by street or alley, give names and mailing addresses of property directly across from the Subject Street or alley.) This information is necessary only if a Public Hearing is required.
- VI. Fees: Attach a check in the amount appropriated for applicable request. This check is to be made payable to the City of Long Beach to cover administrative costs. You will also be responsible for actual costs, such as advertising and mailing incurred with the processing of your application.
- VII. Ownership: I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

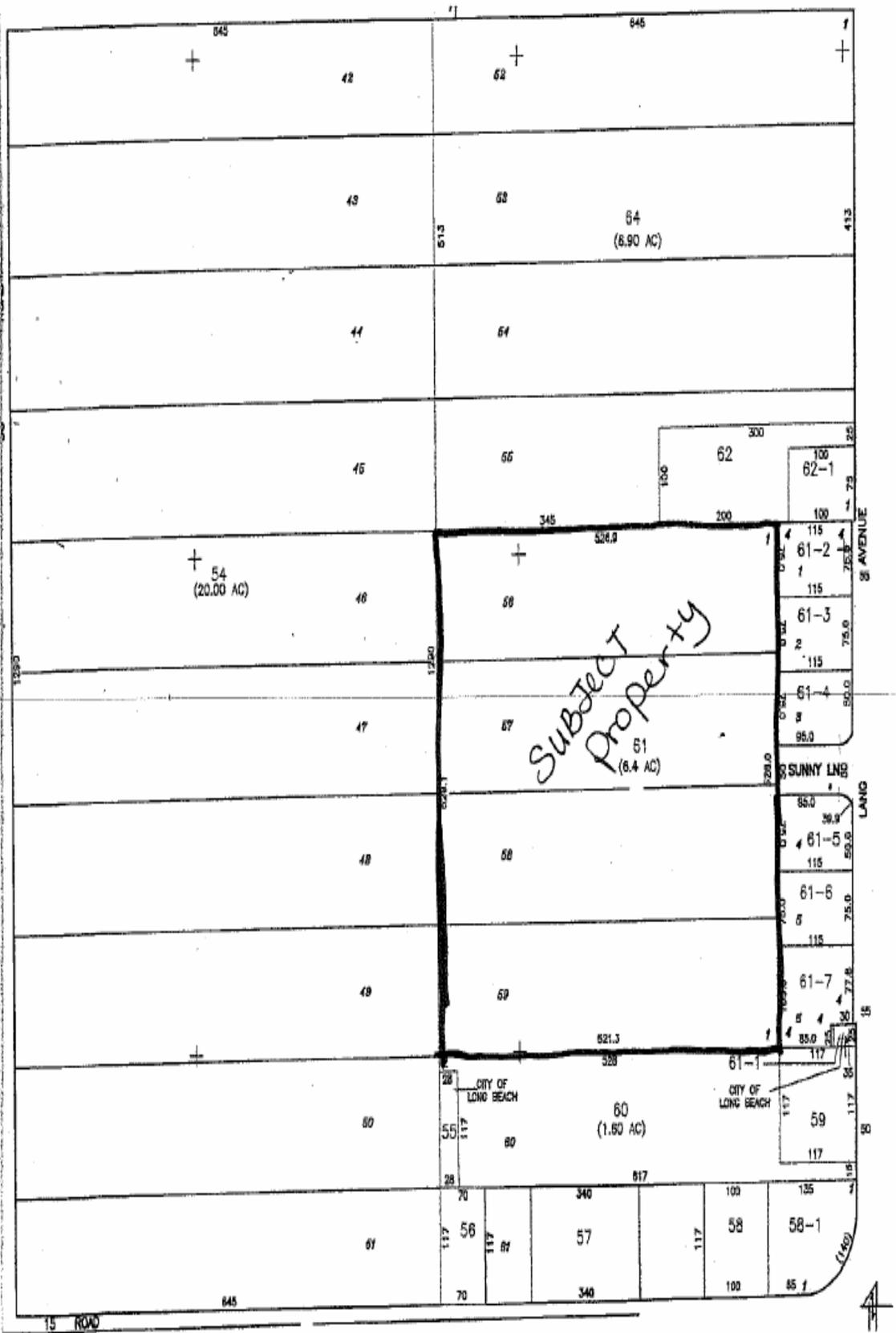
<u>Danny Satchfield</u> Name of Owner(s)	<u>228 E 2nd ST.</u> Mailing Address
<u>Long Beach, MS 39560</u> City State Zip	<u>228-363-0741 - Cell</u> Telephone (H) Office
<u>[Signature]</u> Signature of Owner(s)	<u>4/4/08</u> <u>\$50.00</u> Date Fee

- NOTATION: The following attachments must be submitted with application. If applicable:
- A. Please attach a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the location of existing and proposed structures, off-street parking and other supporting open facilities and the ground area to be provided and continuously maintained for the proposed structure or structures.
 - B. Please attach a development schedule indicating the time schedule for the beginning and completion of development planned in the area. If the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage. (FOR RE ZONING ONLY).
 - C. The setback requirement for all signs is measured from the leading edge of the sign or the portion of the sign close to the property line. If requesting a variance from the setback requirements for a sign, also indicate the elevation and size of the proposed sign.
 - D. Applicant should appear personally or through his/her agent at the scheduled hearing.
 - E. Claims of support or "no objection" from owner(s) of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.

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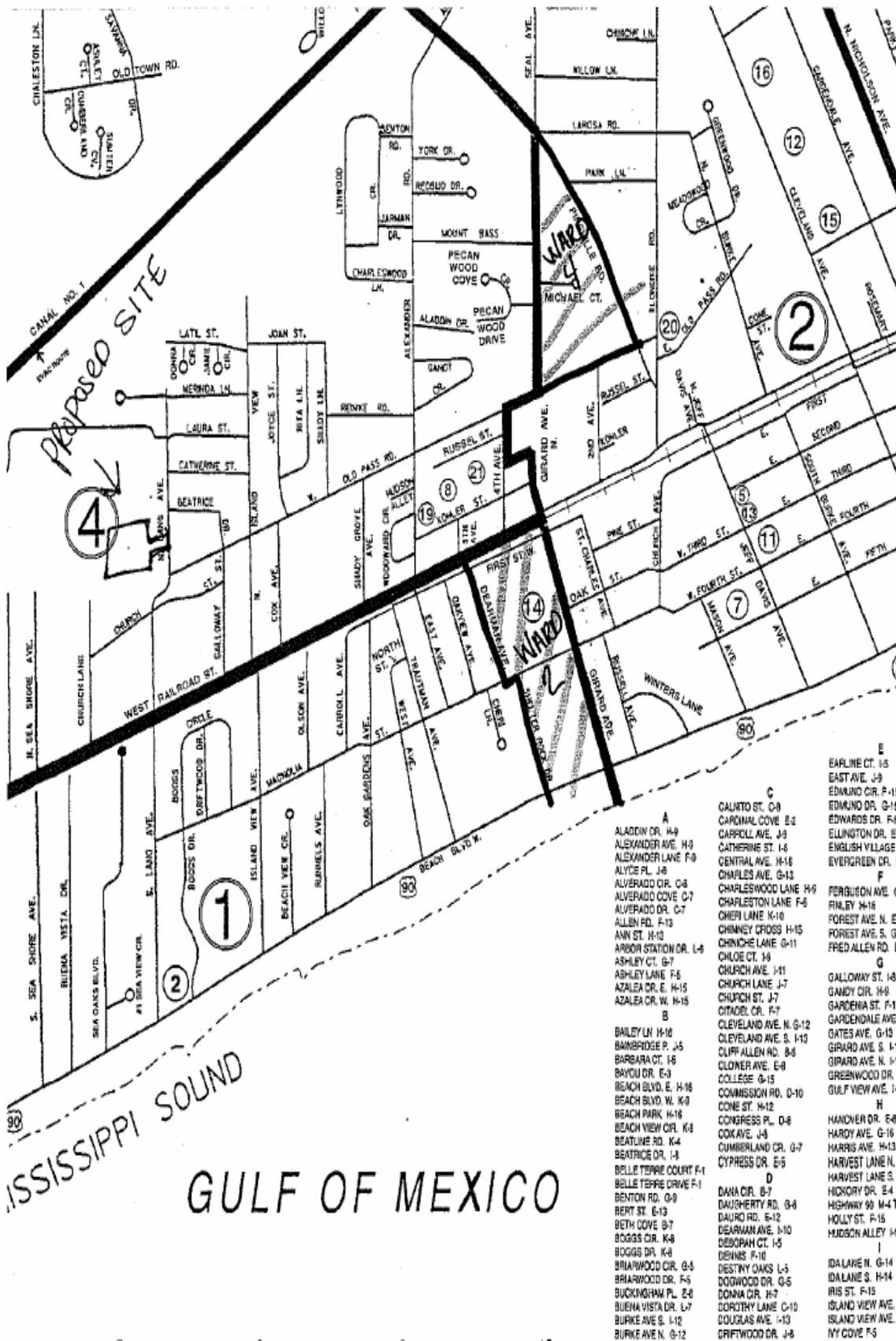
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0512H

SEE 0512H-01-00

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After careful review Commissioner Serrato made motion seconded by Commissioner Vancourt and unanimously carried to approve the Sketch Approval as submitted.

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There being no further business to come before the Planning Commission at this time Commissioner Yandell made motion seconded by Commissioner Serrato and unanimously carried to adjourn until the next regular scheduled meeting in due course.

APPROVED:

Commission Chairman, Frank Olaivar

Date: _____

ATTEST:

Veronica Howard, Minute Clerk