

**MINUTES OF JUNE 13, 2013  
PLANNING COMMISSION**

Be it remembered that a regular meeting of the Long Beach Planning Commission of the City of Long Beach, Mississippi, was begun at 6:00 o'clock p.m., Thursday, the 13<sup>th</sup> day of June 2013, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said meeting.

There was present and in attendance on said Commission and at the meeting the following named persons: Commission Chairman Frank Olaivar, Commissioners Tony Vancourt, George Casey, Ron Robertson, Tonda Yandell, Randy Fischer, Planning Commission Consultant Bill Hessell and Minutes Clerk Veronica Howard.

Commissioner Jim Heinzl was absent the meeting.

The meeting was called to order, there being a quorum present and sufficient to transact the business of this meeting, the following proceedings were had and done.

Commissioner Vancourt made motion seconded by Commissioner Casey and unanimously carried to approve the regular meeting minutes of May 23, 2013 as submitted.

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It came for consideration discussion regarding Mobile Homes and Modular Homes, Section 911 of the previous zoning ordinance number 344, as follows:

911.1 Permitted Locations.

911.1.1 Mobile homes and Modular homes are allowed only for residential use.

911.1.2 Mobile homes and Modular homes are allowed as a conditional use in R-4 Districts.

911.2 Size and Density

911.2.1 Minimum of three (3) contiguous acres of land.

911.2.2 Only one (1) Mobile home or Modular home will be allowed per tract of land, said tract having a minimum of three (3) acres.

911.3 Mobile Home Lot/Modular Home Lot.

911.3.1 No part of a Mobile home or Modular home or other facility placed on a lot shall be closer than one hundred (100) feet to a public street.

911.3.2 No Mobile home or Modular Home shall be located closer than fifty (50) feet to any property line which does not abut upon a public street or highway.

911.4 A mobile home stand (pad) is required for each mobile home lot. The average width of all spaces within the park shall not be less than forty (40) feet. Each pad shall be well drained, uniformly graded, and compacted as approved by the Director of Public Works.

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911.5 Ground anchors must be provided for said mobile home stand in accordance with the requirements set forth in the Building Code and each mobile home shall be properly secured to the ground anchors.

It was the consensus of the Board to take no action until Planning Advisor Bill Hessell could be consulted and more information could be gathered.

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It came for consideration discussion regarding Temporary and Portable Buildings and Structures, Section 1005 of the previous zoning ordinance number 344, as follows:

A temporary or portable structure may be erected only in connection with the erection of a permanent building, street, utility, or other structure. A permit for the erection of any temporary structure shall be obtained from the Building Official after posting of sufficient bond to insure removal of same within two (2) weeks after issuance of the certificate of occupancy on the permanent structure. A temporary or portable structure may be used for a temporary construction office and for the housing of tools, equipment, and materials.

Subdivision sales offices may be erected only after approval by the Zoning Board of Appeals subject to such conditions as may be determined by the Board to be necessary to insure termination of the use after a reasonable period and removal or conversion to a conforming use.

No trailers for dwellings, storage, or business shall be parked in any district, except upon approval by the Zoning Board of Appeals in connection with a permanent building or construction project. Such approvals shall be for a period of time not to exceed one (1) year, renewable for periods of six (6) months, stating the use for which approved.

No building shall be moved into and placed within the City limits except such buildings which conform to the standards for new construction for dimensions, use and placement upon the lot, and requirements of this and other City ordinances.

It was the consensus of the Board to take no action until Planning Advisor Bill Hessell could be consulted and more information could be gathered.

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It came for consideration discussion regarding Fences, Walls and Hedges, Section 904 of the previous zoning ordinance number 344, as follows:

904.1 Notwithstanding other provisions of this Ordinance, fences, walls and hedges may be permitted in any required yard, or along the edge of any yard, provided that no fence, wall, or hedge that obstructs sight shall be erected, altered, or placed in or around any required front yard to exceed four (4) feet in height above ground. Barbed wire is expressly prohibited in R-1, R-2, and R-3 Districts.

904.2 A building permit is required to construct or otherwise erect any fence, wall or

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hedge in the City of Long Beach, Mississippi; and same shall be issued by the Building Official after the applicant has paid a fifteen dollar (\$15) permit fee and furnished the Building Official with an acceptable drawing or set of plans establishing what is to be constructed of what materials, and where same is to be situated in relation to other structures on applicant's property, and in relation to existing streets, rights-of-way, and easements.

It was the consensus of the Board to take no action until Planning Advisor Bill Hessell could be consulted and more information could be gathered.

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It came for consideration discussion regarding Yards, Section 1002 of the previous zoning ordinance number 344, as follows:

The yard requirements stipulated elsewhere in this Ordinance may be modified as follows:

1002.3 Residential Fences are permitted on the property lines in residential districts, but shall not in any case exceed a height of eight (8) feet, and shall not exceed a height of four (4) feet in the front yard.

It was the consensus of the Board to take no action until Planning Advisor Bill Hessell could be consulted and more information could be gathered.

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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 Casey and unanimously carried to adjourn the meeting until the next regularly scheduled meeting in due course.

APPROVED:

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Chairman, Frank Olaivar

Date: \_\_\_\_\_

ATTEST:

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Veronica Howard, Minutes Clerk