

**MINUTES OF JULY 25, 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 5:30 o'clock p.m., Thursday, the 25th day of July 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, Jim Heinzl, Jack Donovan, Tonda Yandell, Planning Consultant/Advisor Bill Hessell and Minutes Clerk Veronica Howard.

Commissioner George Casey and Ron Robertson were preliminarily late to the meeting.

Commissioner Randy Fischer 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 Heinzl and unanimously carried to approve the regular meeting minutes of July 11, 2013 as submitted.

It came for consideration under OLD BUSINESS Interpretation of zoning ordinance for a bible training center in a single-family residential zone district submitted by Sandra Wilson.

Based upon Planning Commission Advisor/Consultant Bill Hessell's recommendation and in accordance with the Zoning Ordinance, Article X, Section 108: Permissible Uses and Specific Exclusions (a) *"The presumption established by this ordinance is that all legitimate uses of land are permissible within at least one zoning district in the city's planning jurisdiction. Therefore, because the list of permissible uses set forth in Section 105 (Chart of Uses) cannot be all inclusive; those uses that are listed shall be interpreted liberally to include other uses that have similar impacts to the listed uses."*

Commissioner Yandell made motion seconded by Commissioner Vancourt and unanimously carried interpreting the aforementioned (bible training center) as a Halfway House.

It came for consideration under OLD BUSINESS 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.

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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.

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.

Work Session(s) were scheduled for Monday, August 19, 2013 and Wednesday, August 21, 2013; 201 Jeff Davis Avenue; City Hall; Meeting Room; 5:30 p.m.

It came for consideration under OLD BUSINESS 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.

Work Session(s) were scheduled for Monday, August 19, 2013 and Wednesday, August 21, 2013; 201 Jeff Davis Avenue; City Hall; Meeting Room; 5:30 p.m.

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It came for consideration under OLD BUSINESS 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 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.

Work Session(s) were scheduled for Monday, August 19, 2013 and Wednesday, August 21, 2013; 201 Jeff Davis Avenue; City Hall; Meeting Room; 5:30 p.m.

It came for consideration under OLD BUSINESS 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.

Work Session(s) were scheduled for Monday, August 19, 2013 and Wednesday, August 21, 2013; 201 Jeff Davis Avenue; City Hall; Meeting Room; 5:30 p.m.

It came for consideration under OLD BUSINESS discussion regarding travel trailers within City limits.

Work Session(s) were scheduled for Monday, August 19, 2013 and Wednesday, August 21, 2013; 201 Jeff Davis Avenue; City Hall; Meeting Room; 5:30 p.m.

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It came for consideration under OLD BUSINESS discussion regarding Boats within City limits.

Work Session(s) were scheduled for Monday, August 19, 2013 and Wednesday, August 21, 2013; 201 Jeff Davis Avenue; City Hall; Meeting Room; 5:30 p.m.

It came for consideration under OLD BUSINESS discussion regarding Signs within City limits.

Work Session(s) were scheduled for Monday, August 19, 2013 and Wednesday, August 21, 2013; 201 Jeff Davis Avenue; City Hall; Meeting Room; 5:30 p.m.

It came for consideration under OLD BUSINESS discussion regarding Uses by Right (previously ordinance 500).

Work Session(s) were scheduled for Monday, August 19, 2013 and Wednesday, August 21, 2013; 201 Jeff Davis Avenue; City Hall; Meeting Room; 5:30 p.m.

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

APPROVED:

Chairman, Frank Olaivar

Date: _____

ATTEST:

Veronica Howard, Minutes Clerk