

**MINUTES OF FEBRUARY 13, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
FEBRUARY 13, 2020
REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION
CITY OF LONG BEACH, MISSISSIPPI
5:30 O'CLOCK P.M.
LONG BEACH CITY HALL
MEETING ROOM
201 JEFF DAVIS AVENUE**

I. CALL TO ORDER

II. ROLL CALL AND ESTABLISH QUORUM

III. PUBLIC HEARINGS

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

1. January 23, 2020

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

1. Sketch Approval- 121 East 5th Street, Tax Parcel 0612G-01-010.000, Submitted by Alan Stennett and Michael Bohlke.
2. Discussion- On Street Parking.
3. Proposed Overlay District

VIII. DEVELOPMENT & RESEARCH

IX. ADJOURN

*****NOTES*****

**All decisions made at this meeting are subject to a ten (10) day appeal for a Public Hearing and/or the Mayor and Board of Aldermen approval on February 18, 2020.

**The agenda for the Planning Commission meeting closes at 12:00 O'Clock (noon), and/or in accordance with applicable ordinances, the Thursday prior to the meeting day.

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 13th day of February 2020, 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 Regular Meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Commission Chairman Frank Olaivar, Commissioners Mark

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McMillan, Eddie Seal, Larry Ward, Kevin McKenzie, and Junior Husband, City Consultant Bill Hessell, Building Official Mike Gundlach and Minutes Clerk Tina M. Dahl.

Absent the meeting were Commissioners Shawn Barlow and Jeff Hansen.

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

Commissioner Eddie Seal read the Opening Statement for the Planning and Development Commission.

Commission Chairman Frank Olaivar advised item number 3, Proposed Overlay District under New Business was removed from the agenda.

Commissioner Ward made motion, seconded by Commissioner McMillan and unanimously carried to approve the Regular Meeting minutes of January 23, 2020, as submitted.

It came for discussion under New Business a Sketch Approval application for property located at 121 East 5th Street, Tax Parcel 0612G-01-010.000, submitted by Alan Stennet and Michael Bohlke, as follows:

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CITY OF LONG BEACH
201 Jeff Davis Avenue
PO BOX 929
LONG BEACH, MS 39560
(228) 863-1554 office
(228) 863-1558 fax

Office use only	
Date Received	<u>1-10-20</u>
Zoning	<u>CIHD</u>
Agenda Date	<u>2-13-20</u>
Check Number	<u>3486</u>

- I. TYPE OF CASE: **SKETCH APPROVAL**
- II. ADVALOREM TAX PARCEL NUMBER(S): 0612G-01-010.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: CI HD zone downtown
- IV. ADDRESS OF PROPERTY INVOLVED: 121 E. 5th ST
- A. The purpose of the sketch is to develop a general design on which to base the preliminary and final plat, and thus having to revise such design to make in conform to the comprehensive City plan and to relate it to surrounding development. To this end, the sub-divider should consult informally with the City Engineer and the Planning Commission on preparation of the sketch plat.
- B. The sub-divider shall submit to the Planning Commission the sketch plat of the proposed subdivision, together with the attendant items, fifteen (15) days prior to the Planning Commission meeting at which the sketch plat is to be approved. The sketch plat shall be reviewed by the Planning Commission and approved by the Mayor and Board of Aldermen. The review shall take into consideration, in addition to the requirements set forth in these regulations, the components of the comprehensive City plan, the zoning ordinance and other plans, programs and regulations that might affect the area and the design an development of the subdivision.
- C. The sub-divider must submit a general layout drawing of the proposed subdivision or development. The sketch plat should indicate location of the subdivision, street alignment and lot sizes, and should provide additional information that is deemed reasonably necessary within the scope the Subdivision Ordinance by the City. (1) The sketch plat should consist of three (3) full-size drawings on 24 x 36 inch sheets and (1) 8 ½ x 14 and/or emailed in pdf. format to the Clerk.
- D. The Planning Commission shall inform the sub-divider that the Sketch plan as submitted or as modified does or does not meet the objectives of City Regulations. When the Planning Commission or the Mayor and Board find that the sketch plat does not meet the objectives of City regulations the reasons therefore shall be given, together with any changes recommended to be made. In the even the sub-divider does not agree to changes recommended by the Planning Commission, he may request and shall receive review and formal action by the Mayor and Board of Aldermen at its next regular meeting.
- E. Although not recommended, a developer may be allowed to combine the Sketch and Preliminary plats so that they may be considered together.
- V. **REQUIRED ATTACHMENTS:**
- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacer property (exclusive of the width of intervening streets, alleys, or bodies of water).

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B. Recorded Warranty Deed. A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.

C. Fee. Attach a check in the amount of \$50.00. This check should be made payable to the City of Long Beach to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

NOTE APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.

VI. OWNERSHIP AND CERTIFICATION:

READ BEFORE EXECUTING, Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

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.

Alan Stenneth

Name of Rightful Owner (PRINT)

Michael Bohlke

Name of Agent (PRINT)

211 Magnolia St

Owner's Mailing Address

13 Southern Oaks

Agent's Mailing Address

Long Beach MS 39560

City State Zip

Long Beach MS 39560

City State Zip

228-324-8911

Phone

228-860-3005

Phone

Dale Stenneth 1/10/20

Signature of Rightful Owner

Date

Michael Bohlke 1/10/20

Signature of Applicant

Date

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SCANNED



1st Judicial District
Instrument 2018 4705 B --J1
Filed/Recorded 7/30/2018 10:26 A
Total Fees \$ 12.00
5 Pages Recorded

REVIEWED

Prepared by: Shapiro & Massey, LLC J. Gary Massey, MSB No. 1926 1080 River Oaks Drive, Suite B-202 Flowood, MS 39232 (601) 981-9299 S&M No. 18-021083	Return to: Alan Stennett and Michael Bohlke 211 Magnolia Street Long Beach, MS 39560 (228)324-8911 Loan No. XXXXXX4905
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GRANTOR J. Gary Massey Shapiro & Massey, LLC 1080 River Oaks Drive, Suite B-202 Flowood, MS 39232 (601)981-9299	GRANTEE Alan Stennett and Michael Bohlke 211 Magnolia Street Long Beach, MS 39560 (228)324-8911
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SUBSTITUTED TRUSTEES DEED

INDEX: Blk 17, Original Long Beach, City of Long Beach, 1st District, Harrison Co., MS

WHEREAS, on May 26, 2005, Gerard J Bourgeois, a married man, as his sole and separate property, executed a Deed of Trust to M. Andrew Remson, Trustee for the benefit of America's Mortgage Resource, Inc., which Deed of Trust is filed for record in Instrument No. 2005 303471-J1 in the office of the Chancery Clerk of Harrison County at Gulfport, Mississippi; and

WHEREAS, said Deed of Trust was subsequently assigned to Specialized Loan Servicing, LLC by instrument dated November 29, 2017 and recorded in Instrument No. 2017-10453-T-J1 of the aforesaid Chancery Clerk's office; and

WHEREAS, as authorized by the aforesaid Deed of Trust and in strict accordance therewith, Specialized Loan Servicing LLC, substituted Shapiro & Massey, LLC as Trustee therein in the place and stead of the trustee named in said Deed of Trust or subsequently substituted therein by Substitution of Trustee dated February 9, 2018, and duly filed for record in the office of the aforesaid Chancery Clerk in Instrument No. 2018 1630 T-J1 prior to the first publication and posting of the notice of sale; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire indebtedness, together with attorney's fees, expenses and costs, immediately due and payable, as was its option so to do under the terms of said Deed of Trust, and default having been made in payment of said amount and the Substituted Trustee having been requested and directed by Specialized Loan Servicing LLC to foreclose under the terms of said Deed of Trust, I did on July 6, 2018, during legal hours, being between the hours of 11:00 a.m. and 4:00 p.m., at the East Main Door of the County Courthouse of Harrison County, located at

18-021083- STD
121 East 5th Street, Long Beach, MS 39560

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Gulfport, Mississippi, in accordance with the terms of the Deed of Trust and the laws of the State of Mississippi, offer for sale at public auction and sell to the highest and best bidder for cash the following described land and property lying and being situated in Harrison County, Mississippi, being more particularly described as follows, to wit:

(See Exhibit A)

Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of time, place and terms of said sale, together with a description of the property to be sold, was given by publication in SUN HERALD, a newspaper published in Harrison County, Mississippi for three consecutive weeks preceding the date of sale. The notices were published on June 15, 22 and 29, 2018, (a certified copy of which is attached hereto,) and a notice identical to the published notice was posted on the bulletin board at the East Main Door of the County Courthouse of Harrison County, Gulfport, Mississippi for said period of three consecutive weeks. Everything necessary to be done was done to make and effect a good and lawful sale.

At said Sale, Alan Stennett and Michael Bohlke bid for said property in the amount of \$29,500.00, which being the highest and best bid, the same was then and there struck off to Alan Stennett and Michael Bohlke and it was declared the purchaser thereof.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substituted Trustee, do hereby sell and convey unto Alan Stennett and Michael Bohlke the land and property herein described. I convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, on July 10, 2018.

J. Gary Massey
Shapiro & Massey, LLC, Substituted Trustee

STATE OF MISSISSIPPI
COUNTY OF RANKIN

Personally appeared before me, the undersigned authority in and for said county and state, on this the 10th day of July, 2018, J. Gary Massey, Attorney for Shapiro & Massey, LLC, Substituted Trustee, duly identified before me, who acknowledged that in said representative capacity he executed the above and foregoing instrument, after having first been duly authorized to do so.

Cheryl Bruce
Notary Public



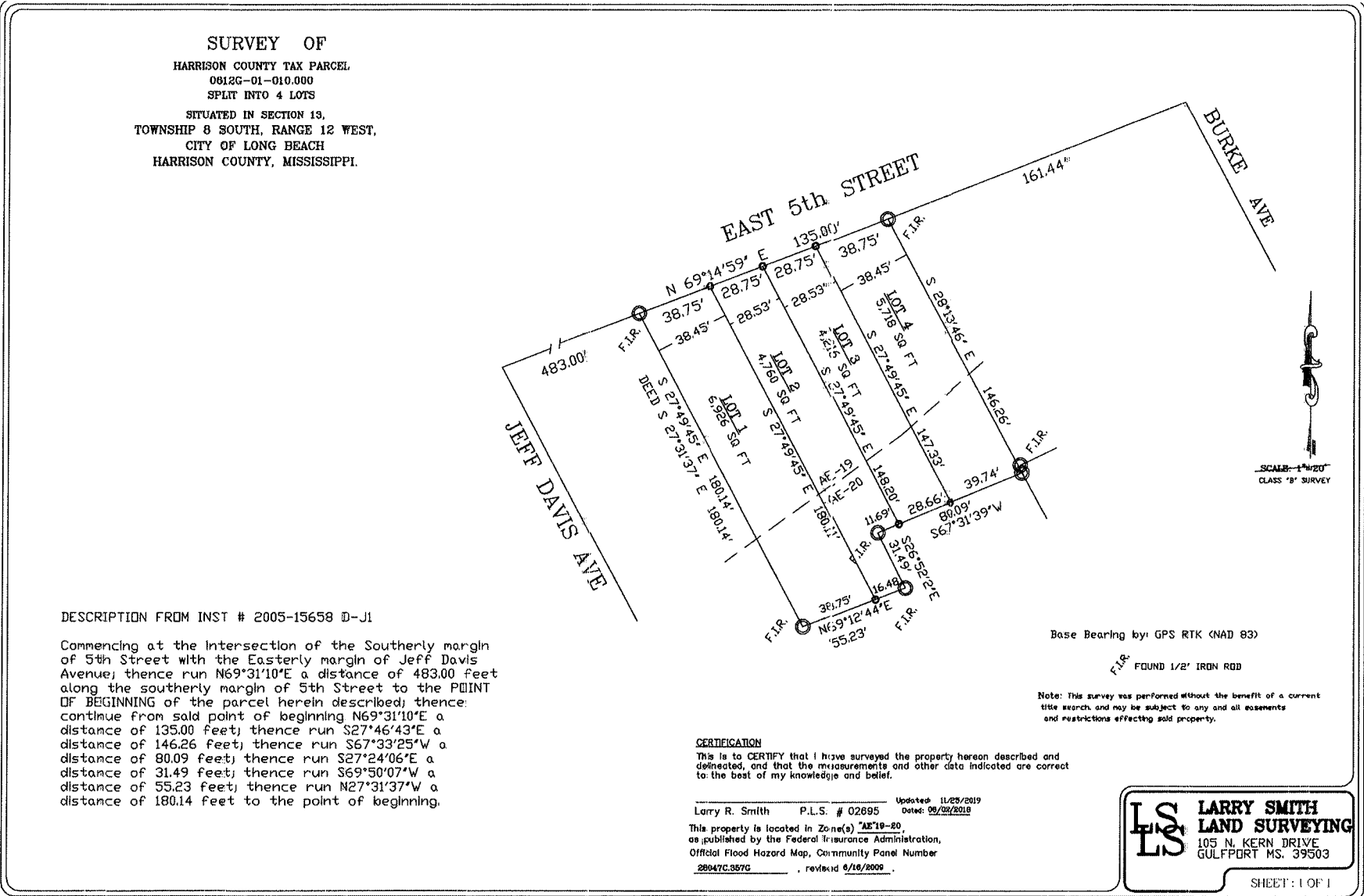
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(Exhibit A)

A parcel of land situated and being located in a part of Block Seventeen (17), Original Long Beach, City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:
Commencing at the intersection of the southerly margin of 5th Street with the easterly margin of Jeff Davis Avenue; thence run North 69 degrees 31 minutes 10 seconds East a distance of 483.00 feet along the southerly margin of 5th Street to the point of beginning of the parcel herein described; thence continue from said point of beginning North 69 degrees 31 minutes 10 seconds East a distance of 135.00 feet; thence run South 27 degrees 46 minutes 43 seconds East a distance of 146.26 feet; thence run South 27 degrees 33 minutes 25 seconds West a distance of 80.09 feet; thence run South 27 degrees 24 minutes 06 seconds East a distance of 31.49 feet; thence run South 69 degrees 50 minutes 07 seconds West a distance of 55.23 feet; thence run North 27 degrees 31 minutes 37 seconds West a distance of 180.14 feet to the point of beginning.
The above described property is the same property conveyed by Pamela Wescoyich Dill and Jamye Jacquelyn Dill to Pamela Wescoyich Dill by that certain Quitclaim Deed dated April 14, 2005, and recorded in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, as Instrument Number 2005-14940-D-11.



DESCRIPTION FROM INST # 2005-15658 D-11

Commencing at the intersection of the Southerly margin of 5th Street with the Easterly margin of Jeff Davis Avenue; thence run N69°31'10"E a distance of 483.00 feet along the southerly margin of 5th Street to the POINT OF BEGINNING of the parcel herein described; thence continue from said point of beginning N69°31'10"E a distance of 135.00 feet; thence run S27°46'43"E a distance of 146.26 feet; thence run S67°33'25"W a distance of 80.09 feet; thence run S27°24'06"E a distance of 31.49 feet; thence run S69°50'07"W a distance of 55.23 feet; thence run N27°31'37"W a distance of 180.14 feet to the point of beginning.

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After considerable discussion, Commissioner Seal made motion seconded by Commissioner McMillan and unanimously carried to approve the Sketch Approval Application as submitted.

It came for discussion under New Business Ordinance 598, Article XVII, Section 209, On Street Parking submitted by Zoning Enforcement, Officer Dale Stogner as submitted:

Ordinance 598

Article XVII

Section 209. On Street Parking

For the purpose of these regulations, the following definitions apply.

A recreational vehicle is defined as any vehicular-type unit used primarily for recreational purposes including, but not limited to, boats, boat trailers, personal water craft carriers, personal watercraft trailers, travel trailers, tent trailers, pick-up campers or coaches (designed to be mounted on automotive vehicles), motor coaches, motorized homes, and non-motorized vehicles.

Abandoned Motor Vehicle is defined as a motor vehicle that is left unattended, absence of movement, for a period of thirty (30) days.

- (a) No parking of any motor vehicle or recreational vehicle on any sidewalk or over the curb of any street.**
- (b) No parking of recreational vehicles on public streets.**
- (c) No parking of abandoned motor vehicles on public streets.**

After considerable discussion, no action was taken.

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

APPROVED:

Commission Chairman Frank Olaiivar

DATE: _____

ATTEST:

Tina M. Dahl, Minutes Clerk