

**MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA  
APRIL 13, 2023  
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**

- 1. Variance- 202 South Island View Avenue, Tax Parcel 0612E-03-096.000, Submitted by Carolyn M. Troup.
- 2. Variance- 111 West 3<sup>rd</sup> Street, Tax Parcel 0612B-03-083.000, Submitted by Becki L. Zschiedrich.
- 3. Special-Use Approval- 0 Beatline Road (east of Beatline Road, north and adjacent to Canal Number Three), Tax Parcels 0511F-01-009.000, 0511F-01-009.003, and 0511K-01-001.000, Submitted by Highpoint Boat & RV Storage.

**IV. ANNOUNCEMENTS**

**V. APPROVE MINUTES**

- 1. March 23, 2023

**VI. UNFINISHED BUSINESS**

**VII. NEW BUSINESS**

- 1. Short-Term Rental- 119 West Third Street, Tax Parcel 0612B-03-086.000, Submitted by Mustang Properties, LLC (owners) and John Sigafoose (owner and property manager).
- 2. Short-Term Rental- 225 Lynwood Circle, Tax Parcel 0611M-01-077.000, Submitted by Mustang Properties, LLC (owners) and John Sigafoose (owner and property manager).
- 3. Certificate of Resubdivision- 20114 Pineville Road, Tax Parcel 0511J-02-073.000, Submitted by Dale Marmalich (owner) and Mel Smith (agent).

**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 April 18, 2023.

\*\*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.

Vice Chairman Shawn Barlow read the Opening Statement for the Planning and Development Commission.

\*\*\*\*\*

**MINUTES OF APRIL 13, 2023  
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**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Be it remembered that three (3) public hearings were heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, the 13th day of April 2023 in said City, and the same being the time, date and place fixed for holding said public hearings.

There were present and in attendance on said Commission and at the Public Hearings the following named persons: Chairman Frank Olaivar, Vice Chairman Shawn Barlow, Commissioners Sawyer Walters, William Suthoff, Justin Shaw, Michael Levens, Chris Fields, City Advisor Bill Hessel, Building Official Mike Gundlach, and Minutes Clerk Tina M. Dahl.

Absent the public hearings were Commissioners Jennifer Glenn and Marcia Kruse and Building Inspector Ryan Ladner.

There being a quorum present and sufficient to transact the business of the public hearings, the following proceedings were had and done.

\*\*\*\*\*

The first public hearing to consider a Variance for the property located at 202 South Island View Avenue, Tax Parcel 0612E-03-096.000, submitted by Carolyn M. Troup, as follows:

**MINUTES OF APRIL 13, 2023  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



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	3-8-23
Zoning	R-1
Agenda Date	4-13-23
Check Number	3039

**VARIANCE REQUEST**

I. Tax Parcel Number(s): 0612E-03-096.000

II. Address of Property Involved: 202 S Island View Ave

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.) <sup>Exemption of Sidewalk</sup>  
Telephone pole, city grate for drainage and fire hydrant in the path of sidewalk. These items were in place from years ago. City servitude for maintenance would destroy a sidewalk.

**\*\*PLEASE COMPLETE THE FOLLOWING:**

A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement? The Electric Pole is in direct line of sidewalk location. City grate does not allow enough distance from large Palm tree also pre existing before we purchased. A sidewalk could interfere with existing fire hydrant. Large trucks or tractors crossing a sidewalk on city servitude would be broken.

B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this request. The city telephone pole, drainage grate and fire hydrant were located years ago, placement by the city. Servitude to the city was also already in place. None of these conditions were of our choosing, and none were placed by us.

C. Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request? The city ~~the~~ electric pole would have to be moved. A 14 to 16 ft Canary Palm would have to be moved or cut down. The city grate would have to be relocated as well. The land to the North of the firehydrant is a setback for the easement.

D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable. Denial of the variance would destroy beautiful trees native to the area that were pre existing when the property was purchased, as well as deprive us of rights enjoyed by other properties on our street.

MINUTES OF APRIL 13, 2023

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

IV. 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 adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners 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.
- B. **Survey and Site Plan.** a site plan showing the land area which would be affected, casements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **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.
- D. **Fee.** Attach a check in the amount of \$200.00. 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.

V. 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 21 days before the 2<sup>nd</sup> or 4<sup>th</sup> 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.

Carolyn M. Troup  
 Name of Rightful Owner (PRINT)

2025 Island View Ave  
 Owner's Mailing Address

Long Beach, MS 39560  
 City State Zip

318-455-2213  
 Phone

Carolyn M. Troup  
 Signature of Rightful Owner Date

\_\_\_\_\_  
 Name of Agent (PRINT)

\_\_\_\_\_  
 Agent's Mailing Address

\_\_\_\_\_  
 City State Zip

\_\_\_\_\_  
 Phone

\_\_\_\_\_  
 Signature of Applicant Date



MINUTES OF APRIL 13, 2023  
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SEARCHED



J1 - GULFPORT DISTRICT  
Instrument 2021-0032890-D-J1  
Filed/Recorded 11/29/2021 11:12:01 AM  
Total Fees 26.00  
4 Pages Recorded

Prepared by:  
**David B. Pilger**  
Attorney at Law  
1406 Bienville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011

Grantor:  
**Laura Flores Wilson**  
6801 Wooded Acres Rd.  
Vanceleve, MS 39565  
(228) 282-9699

Return To:  
**David B. Pilger**  
Attorney at Law  
1406 Bienville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011

Grantee:  
**No Plan B, LLC**  
An Arkansas limited liability company  
148 Laura Dr.  
New Bern, NC 28562  
(318) 455-2213

File No. BZ12954

INDEXING INSTRUCTIONS: A parcel of land in Sec 14, T8S, R12W, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **Laura Flores Wilson**, do hereby sell, convey and warrant unto **No Plan B, LLC**, an Arkansas limited liability company, all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

This being the same property as that conveyed to James Craig Wilson and Laura Flores Wilson, by Instrument recorded in Instrument No. 1493 473 D-J1, Land Deed Records of the First Judicial District of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, this coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaims any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations recorded in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

This conveyance is not part of the Grantor's homestead.

The Death Certificate of James Craig Wilson is attached hereto as Exhibit "B".

WITNESS MY SIGNATURE, on this the 23<sup>rd</sup> day of November, 2021.

Laura Flores Wilson

ACKNOWLEDGMENT

STATE OF MS  
COUNTY OF Jackson

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Laura Flores Wilson**, who acknowledged before me that she signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 23<sup>rd</sup> day of November, 2021.

(AFFIX SEAL)



NOTARY PUBLIC

My commission expires:



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Exhibit "A"

Legal Description

A parcel of land situated in Section 14, Township 8 South, Range 12 West, First Judicial District, Harrison County, Mississippi being more particularly described as follows:

Lots Fifty-seven, Fifty-eight, Fifty-nine, and Sixty, Homeland Addition to the Town of Long Beach, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 13, at Page 51 (Copy Book 5-A at Page 448) and reference to which is hereby made in aid of and as part of this description.

AND ALSO:

A certain lot of land described as beginning at the Southwest corner of Lot Fifty-seven of Homeland Addition and running thence West on a continuation of the South line of said Lot Fifty-seven a distance of 60 feet; running thence North to the Southwest corner of Lot Fifty-nine of Homeland Addition; running thence northeasterly along the South line of said Lot Fifty-nine to the northwest corner of Lot Fifty-eight of Homeland Addition; running thence South along the West lines of said Lot Fifty-eight and Fifty-seven of Homeland Addition a distance of 67.7 feet, more or less, to the Point of Beginning, the said parcel of land secondly described as having a width East and West of 60 feet, more or less, and lying immediately West of and adjoining Lots fifty-seven and Fifty-eight of said Homeland Addition. All of said property being located in and a part of Lot Fifty-three of the Henderson-Shipman-nughes Partition of the B. Pellerin Grant or Claim in Township 8 South, Range 12 West in said City of Long Beach, Mississippi.

No Plan B, LLC  
an Arkansas limited liability company

*Carolyn Troup*  
By: Carolyn Troup, Co-Managing Member  
*Rudolph W. Troup, Jr.*  
By: Rudolph W. Troup, Jr., Co-Managing Member

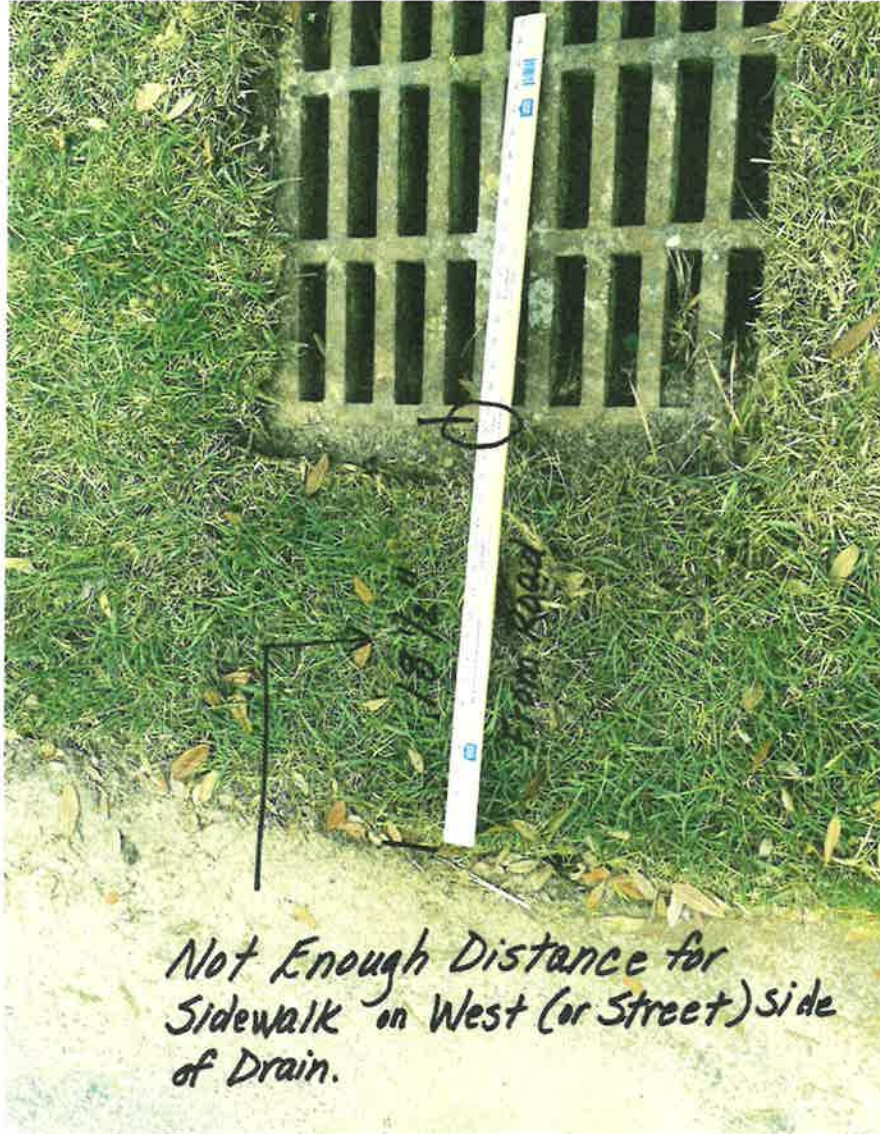
Date: 11/22/2021

Date: 11/22/2021



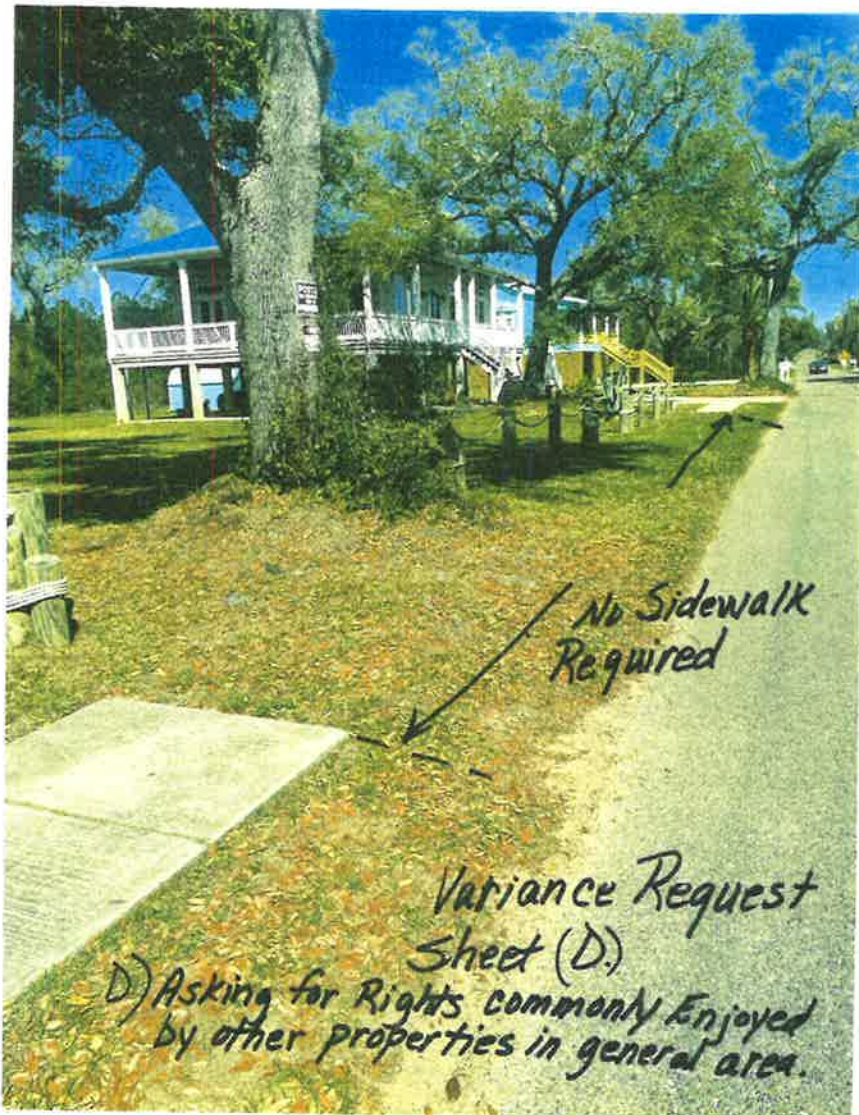
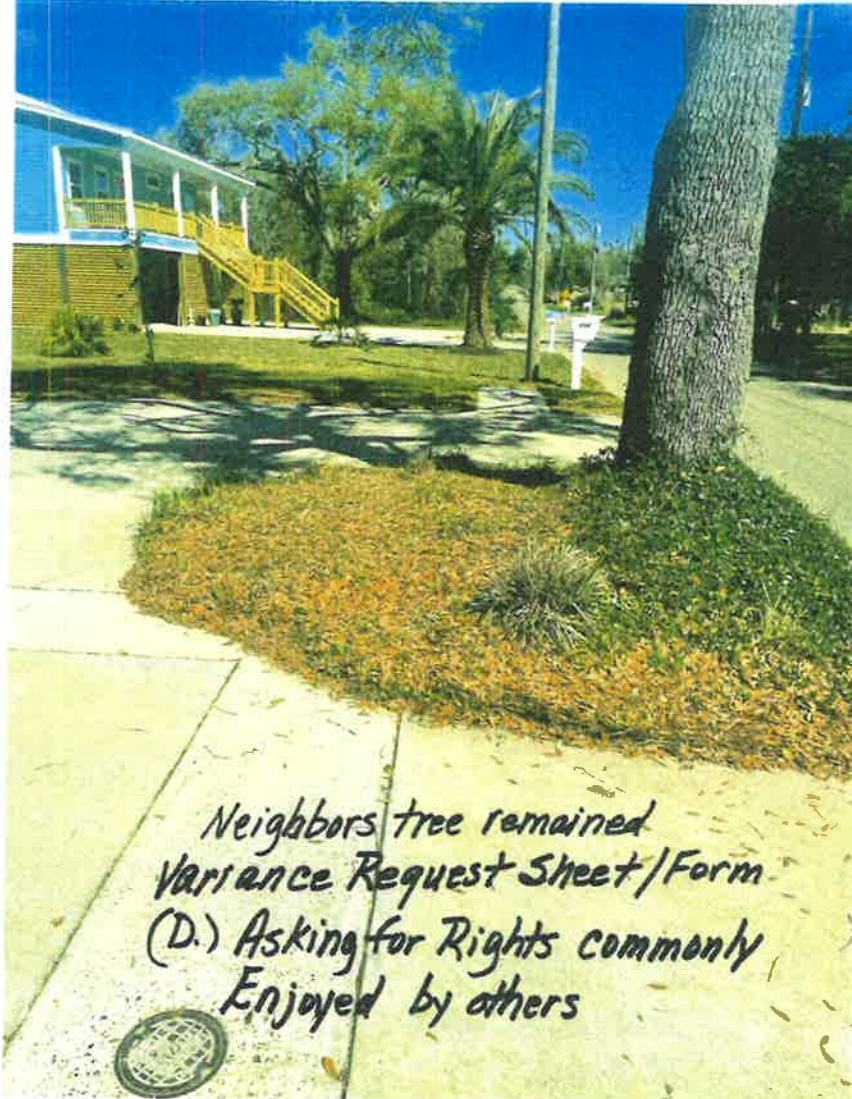


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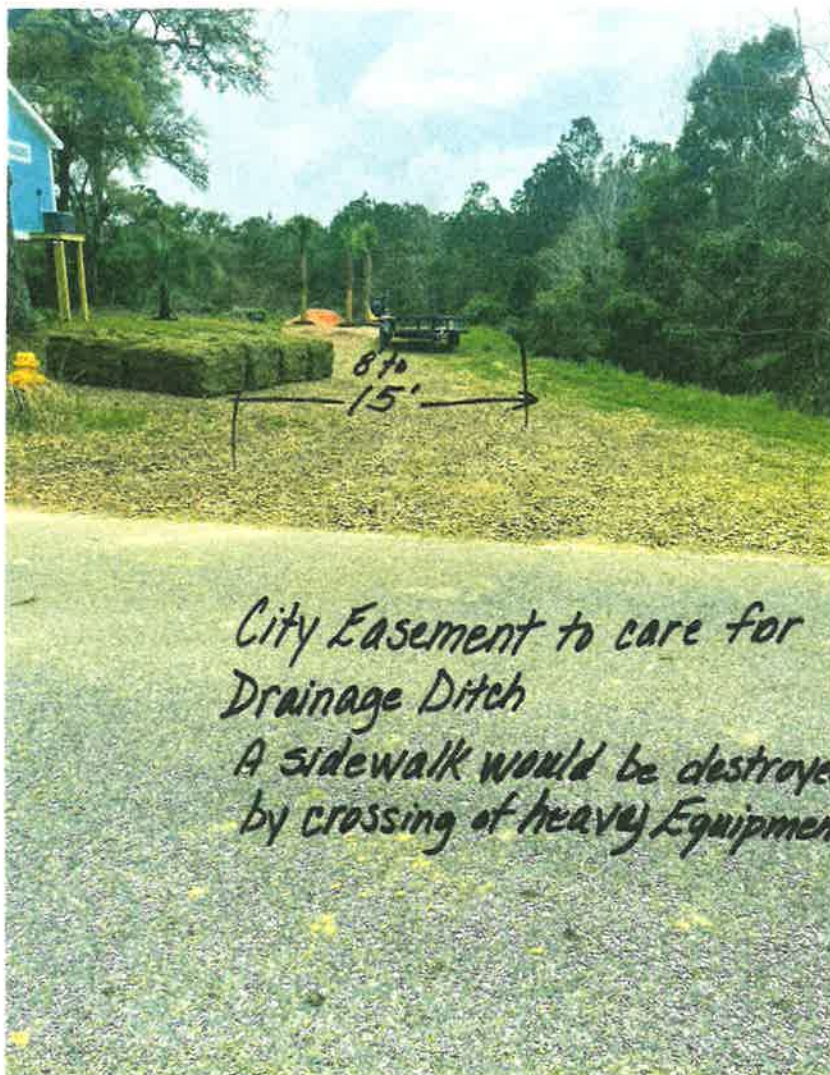
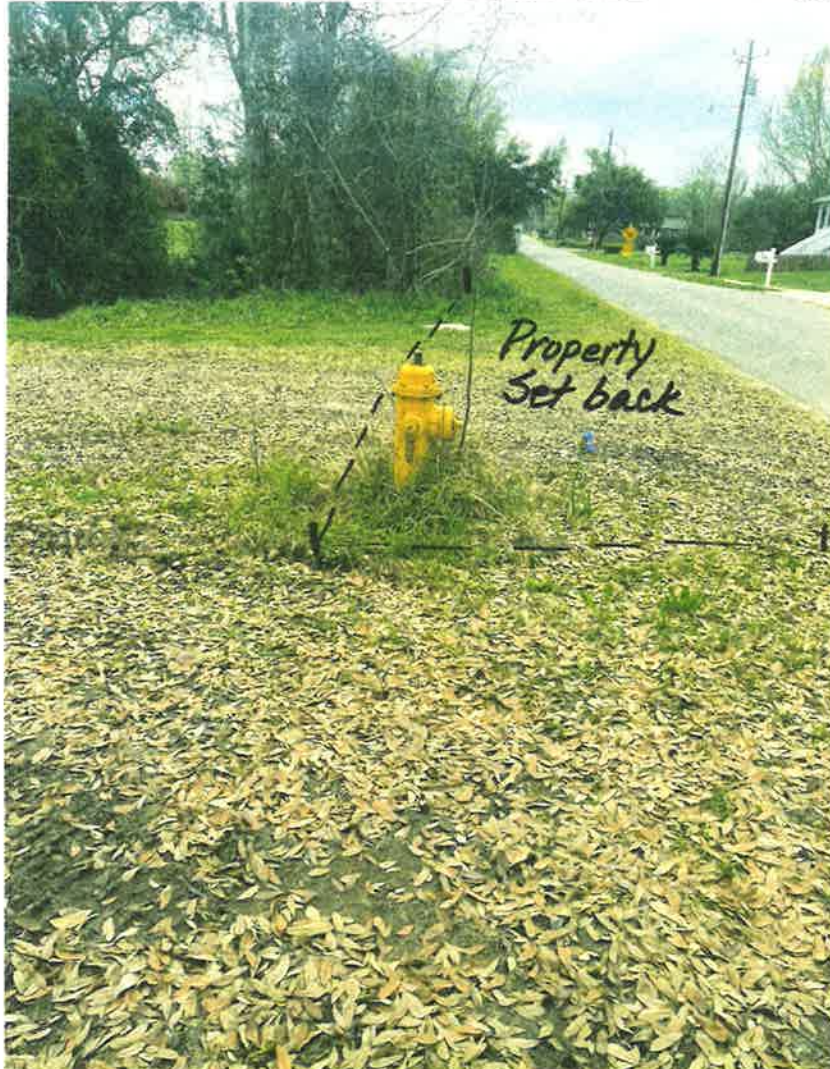


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**MINUTES OF APRIL 13, 2023  
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The Clerk reported that fourteen (14) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



**LEGAL NOTICE  
PUBLIC MEETING**

In accordance with Section 4 of the City of Long Beach Sidewalk Ordinance 587 as amended by Ordinance 615, 616 and 647, notice is hereby given advising that the Planning and Development Commission for the City of Long Beach will hold a Public Meeting for the purpose of considering a Variance.

Carolyn M. Troup, 202 South Island View Avenue, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Long Beach Sidewalk Ordinance. The applicant is requesting a Variance from the placement of a sidewalk on a newly developed lot. The location of the requested Variance is 202 South Island View Avenue, Tax Parcel 0612E-03-09G.000. The legal description is as follows:

LOT 57 TO 60 NC HOWLAND ADD AND PT OF LOT 53 H-S H SUR SEC 14-8-12

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, April 13, 2023, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the Variance.

/s/ signed  
Chairman  
Planning Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • (228) 863-1556 • FAX (228) 865-0822  
[www.cityoflongbeachms.com](http://www.cityoflongbeachms.com)

Morgan Kimberly Renee  
2609 Vista Oaks Drive  
McKinney, TX 75072

Olroyd Marie Hiern  
826 Pennsylvania Avenue  
Slidell, LA 70458

Lewis H Guinn and Oil Properties LTD  
PO Box 12663  
Pensacola, FL 32591

Barnes Charles J III and Ellis Mickie  
204 South Island View Avenue  
Long Beach, MS 39560

Wagner Harold F Jr and Wendy B  
210 South Island View Avenue  
Long Beach, MS 39560

Harwell James Minor and Hilda B  
797 Oak Hill Road  
Poplarville, MS 39470

Rains Sean and Carol  
PO Box 107  
Poplarville, MS 39470

REBEC Inc  
PO Box 3141  
Apple Valley, CA 92307

Herring Doreen Anne  
207 South Island View Avenue  
Long Beach, MS 39560

Folse Y Susi  
205 South Island View Avenue  
Long Beach, MS 39560

French Kim  
127 County Road 4281  
Jonesboro, AR 72404

Deep Jeremy Travis and Lisa Marie  
321 Alexander Road  
Long Beach, MS 39560

Thatcher Ronald P and Susan  
420 Magnolia Street  
Long Beach, MS 39560

Hartmann Philip P Sr  
606 East 4<sup>th</sup> Avenue  
Covington, MS 70433



MINUTES OF APRIL 13, 2023  
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AFFIDAVIT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
CITY OF LONG BEACH

BEFORE ME, the undersigned legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, TINA M DAHL, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission, who being by me first duly sworn, deposes and says on oath as follows, to-wit:

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within one hundred sixty feet (160') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on March 21, 2023, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to fourteen (14) property owners within 160' of 202 South Island View Avenue, Tax Parcel #612F-03-096.000, notifying them that a public meeting will be held, April 13, 2023, to consider an application for a Variance submitted by Carolyn M. Troup, owner and agent.

Given under my hand this the 21st of March 2023.

*Stacey Dahl*  
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 21st day of March 2023,

*Kini Gonsoulin*  
NOTARY PUBLIC

-My Commission Expires-



The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

Proof of Publication

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY appeared before me the undersigned notary in and for said County and State: **HUNTER DAWKINS**, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of said notice hereunto attached has been made to the said publication \_\_\_\_\_ weeks in the following numbers and on the following dates of such paper:

Vol. 12 No. 12 dated 21 day of March, 2023  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_

Affiant further states on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.

*Hunter Dawkins*  
Publisher

Sworn to and subscribed before me this 21 day of March, A.D. 2023  
*Kini Gonsoulin*  
Notary Public

Commission Chairman Frank Olaivar asked for anyone speaking in favor or opposition and no one came forward.

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Commissioner Shaw made motion, seconded by Commissioner Walters and unanimously carried to close the public hearing.

After considerable discussion, Commissioner Walters made a motion, seconded by Commissioner Shaw, to approve the variance as submitted. The question being put to a roll call vote, the result was as follows:

Vice Chairman Barlow	Voted	Yay
Commissioner Walters	Voted	Yay
Commissioner Suthoff	Voted	Yay
Commissioner Shaw	Voted	Yay
Commissioner Levens	Voted	Yay
Commissioner Fields	Voted	Nay

The vote having received the affirmative vote of a majority of the Commissioners present and voting, Chairman Olaivar declared the motion carried.

\*\*\*\*\*

The second public hearing to consider, a Variance for the property located at 111 West 3<sup>rd</sup> Street, Tax Parcel 0612B-03-083.000, submitted by Becki L. Zschiedrich, as follows:



MINUTES OF APRIL 13, 2023  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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 3-13-23  
Zoning C-1  
Agenda Date 4-13-23  
Check Number 120

VARIANCE REQUEST

I. Tax Parcel Number(s): 0612B-03-083.000

II. Address of Property Involved: 111 W. 3rd St.

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)  
Requesting Variance To obtain, level, and secure an 8'x12' Storage shed in The Northwest portion of The back yard, in The area shown in attached pictures. I AM ASKING FOR AN 8 FT. SIDE YARD SET BACK VARIANCE TO PLACE STORAGE SHED.

\*\*PLEASE COMPLETE THE FOLLOWING:

A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement?  
Applicant will soon wed, and share home with spouse. Additional storage space required to store items, which includes lawn, garden, yard, and recreational items that won't fit in already full existing shed, and unfeasible to store in home's attic, or other indoor storage locations.

B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this request.  
The property of applicant's fiance, is why this request is needed. The topography of The back yard, which slopes downward requires this shed be placed in the denoted area, as it is the highest location in the backyard and least likely to have standing water and/or flood damage, nor be easily visible from street or sidewalk.

C. Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the zoning Board denied this request?  
If the shed was compelled to be placed further south, The contents would be damaged from standing water from a heavy rain, or tropical storm. If compelled to be placed further east, would block views of The yard from all south-facing windows and/or porch, and due to slope, also be subject to flood damage

D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable.  
Storing in requested area, would not allow it being visible to persons walking or driving on 3rd st, and prevent possible theft. The owners of 113 W. 3rd St. have been consulted, and voiced no objection to this request. Request is not applicable to any other property owners bordering this address.

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IV. 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 adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners 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.
- B. **Survey and Site Plan.** a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **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.
- D. **Fee.** Attach a check in the amount of \$200.00. 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.**

V. 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 21 days before the 2<sup>nd</sup> or 4<sup>th</sup> 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.

<u>Becki L. ZschieDRICH</u>	_____
Name of Rightful Owner (PRINT)	Name of Agent (PRINT)
<u>111 W. THIRD ST.</u>	_____
Owner's Mailing Address	Agent's Mailing Address
<u>LONG BEACH, MS 39560</u>	_____
City State Zip	City State Zip
<u>504-319-7317</u>	_____
Phone	Phone
<u>Becki L. ZschieDRICH 3-10-23</u>	_____
Signature of Rightful Owner Date	Signature of Applicant Date





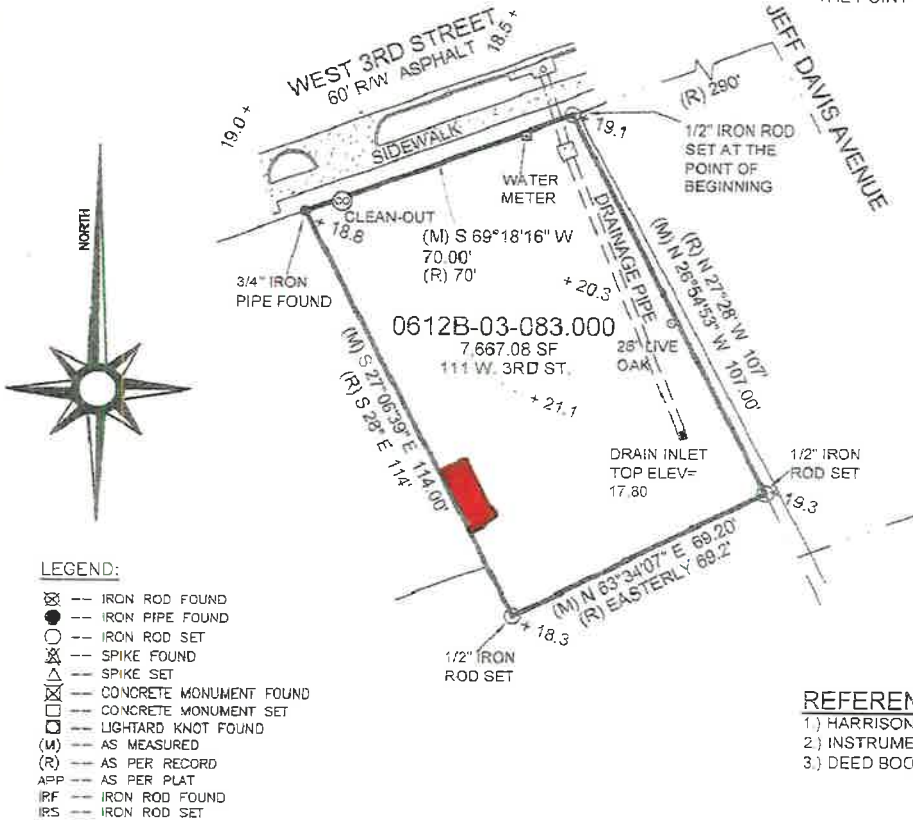
**MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON GR5 GPS RECEIVER AND TOPCON GPT-9005A ROBOTIC TOTAL STATION.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY COMBINATION OF GPS STATIC OBSERVATION AND EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) ELEVATIONS SHOWN ARE BASED ON NAVD86, GEIOD 2009.
- 4.) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.
- 5.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 6.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

RECORD DESCRIPTION, DEED BOOK 1457, PAGE 284 (WITH MINOR CORRECTIONS):

BEGINNING AT A POINT ON THE SOUTH MARGIN OF THIRD STREET IN LONG BEACH, MISSISSIPPI, WHICH POINT IS 290 FEET WESTERLY FROM THE WEST MARGIN OF JEFF DAVIS AVENUE IN SAID CITY AS MEASURED ALONG SAID SOUTH LINE OF THIRD STREET; RUNNING THENCE WESTERLY ALONG SAID SOUTH LINE OF THIRD STREET 70 FEET; THENCE SOUTH 28 DEGREES EAST 114 FEET TO A POINT; RUNNING THENCE EASTERLY 69.2 FEET TO A POINT WHICH IS 107 FEET SOUTH 27 DEGREES 28 MINUTES EAST OF THE SAID POINT OF BEGINNING; THENCE NORTH 27 DEGREES 28 MINUTES WEST 107 FEET TO THE POINT OF BEGINNING.



LEGEND:

- ⊗ -- IRON ROD FOUND
- -- IRON PIPE FOUND
- -- IRON ROD SET
- ⊗ -- SPIKE FOUND
- △ -- SPIKE SET
- ⊗ -- CONCRETE MONUMENT FOUND
- -- CONCRETE MONUMENT SET
- ⊗ -- LIGHTARD KNOT FOUND
- (M) -- AS MEASURED
- (R) -- AS PER RECORD
- APP -- AS PER PLAT
- IRF -- IRON ROD FOUND
- IRS -- IRON ROD SET

REFERENCE MATERIALS:

- 1.) HARRISON COUNTY TAX MAP 0612B
- 2.) INSTRUMENT NO. 2004-0007124-D-J1
- 3.) DEED BOOK 1457, PAGE 284

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Clifford A. Crosby*  
 CLIFFORD A. CROSBY, P.L.S.      DATE 6/3/2016



THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X500" ACCORDING TO MAP NUMBER 28047C0357G      DATED JUNE 16, 2009		
SURVEY CLASS -- "B"	FOR: GLYNN ILLICH	BEARINGS SHOWN HEREON ARE DERIVED BY: GPS OBSERVATION, STATE PLANE GRID, MS EAST
<p><b>CROSBY SURVEYING</b>                  PROFESSIONAL LAND SURVEYING                  716 LIVE OAK DRIVE                  BILOXI, MISSISSIPPI 39532                  PHONE: 228-234-1649                  EMAIL: cliffordcrosby@cableone.net</p>		DATE OF FIELD WORK: JUNE 2, 2016
		PARTY CHIEF: CAC
		INSTRUMENT MAN: CAC
		RODMAN: CAC
		DRAWN BY: CAC
		DRAWING NUMBER: 15097 111 W 3RD ST
		REVISED:



**MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

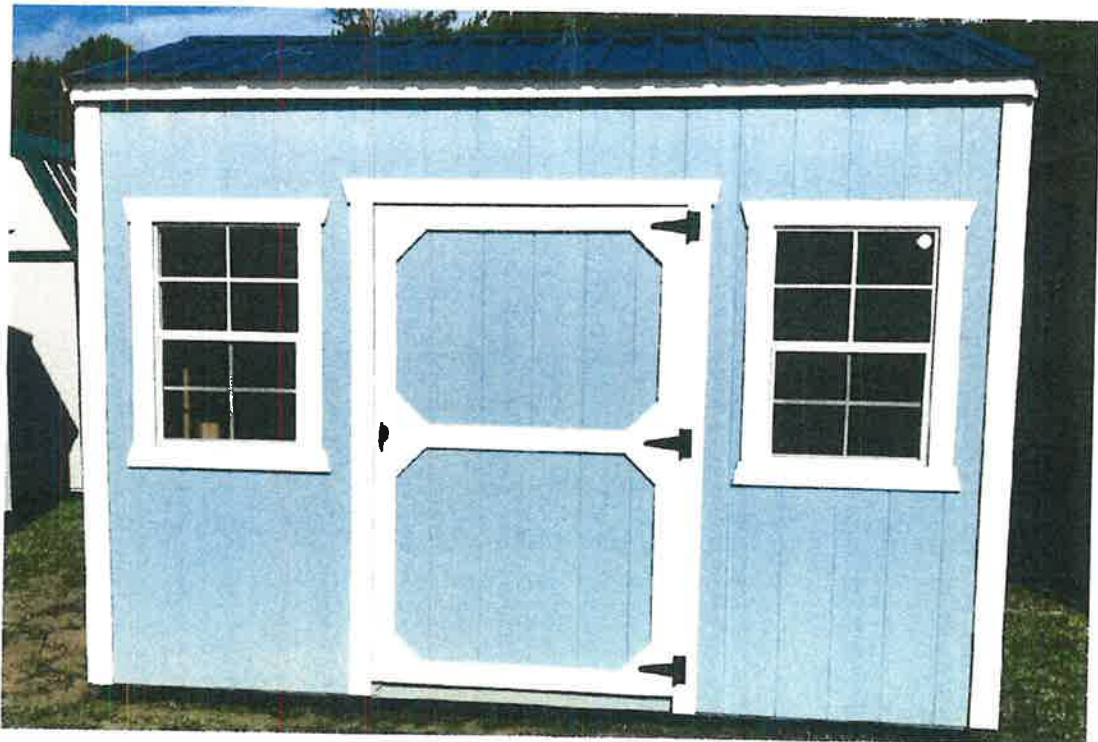




MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



8x12



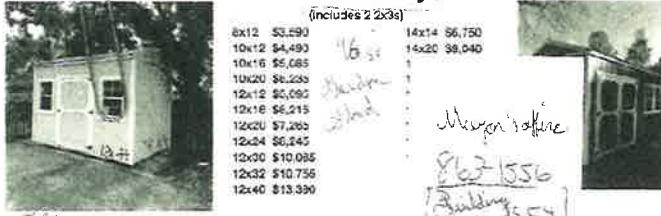


**MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**Side Utility**  
(includes 2 2x3s)

8x12 \$3,590	14x14 \$6,750
10x12 \$4,490	14x20 \$9,040
10x16 \$5,685	
10x20 \$6,235	
12x12 \$5,090	
12x16 \$6,215	
12x20 \$7,285	
12x24 \$8,245	
12x30 \$10,085	
12x32 \$10,755	
12x40 \$13,390	

8ft tall



*16 ft*  
*Wagon office*  
*8x12 1556*  
*Building*  
*8x12 1554*  
*Warranty*

8x12 \$3	13,420
10x12 \$4,490	15,470
10x16 \$4,985	15,240
10x20 \$6,035	15,240
12x16 \$6,015	15,300
12x20 \$7,065	15,334
12x24 \$8,045	15,340
12x30 \$9,065	15,355
12x32 \$10,555	
12x40 \$13,190	
14x20 \$8,840	
14x30 \$12,715	

**Nexgen Portable Buildings  
Utility Style**

8x12 \$4,155	
10x16 \$6,225	
10x20 \$7,590	
12x16 \$6,640	
12x20 \$7,890	
12x24 \$8,870	
12x30 \$10,710	
12x36 \$12,705	
12x40 \$14,015	
14x20 \$8,685	
14x30 \$13,540	
14x36 \$15,770	
14x40 \$17,295	
16x20 \$10,780	
16x24 \$12,495	
16x32 \$15,995	
16x40 \$19,480	

**Cabin**



The Clerk reported that nineteen (19) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



**LEGAL NOTICE  
PUBLIC HEARING**

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 508 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a Variance.

Becki L. Zschiedrich, 111 West Third Street, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting "an 8-foot side yard setback variance to place a storage shed". The City's requirements are 8-foot side yard setbacks. The location of the request is 111 West Third Street, Tax Parcel: 05128-03-083.000. The legal description is as follows:

SEG ON S SIDE OF 3RD STREET 290 FT W OF W LINE OF JEFF DAVIS AVE W 70 FT S 114 FT E  
65.2 FT N 107 FT TO SEG LOT 35 IN S-H SURVEY SEC 15 N-17

A Public Hearing to consider the above variance will be held in the City of Long Beach, Mississippi, 39560, April 13, 2023, at 5:30 p.m. in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

/s/ signed  
Chairman  
Planning and Development Commission

**MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

<b>Bulk LLC</b> 147 Pirate Avenue Long Beach, MS 39560	<b>Tran Mien</b> 308 Jeff Davis Avenue Long Beach, MS 39560	<b>Tran Mien</b> 117 Jeff Davis Avenue Long Beach, MS 39560
<b>USC AU Properties LLC</b> 1405 Benville Blvd Ocean Springs, MS 39564	<b>Phenom Investments LLC</b> 100 Park Lane Drive Long Beach, MS 39560	<b>Bryant Mark S and Line Anne H</b> 114 West 4th Street Long Beach, MS 39560
<b>Hershberger, Kenneth Ray -L/E</b> 113 York Drive Long Beach, MS 39560	<b>Wood Charles and Corey Judy</b> 118 West 4th Street Long Beach, MS 39560	<b>Arnold Paula A Sr</b> 120 West 4th Street Long Beach, MS 39560
<b>Mustang Properties Inc</b> 501 North Seal Avenue Long Beach, MS 39560	<b>Diericks Thomas J and Janice A -E I A-</b> 115 West 3rd Street Long Beach, MS 39560	<b>Dufrene Andy J and Darlene D</b> 130 Bocage Drive Houma, LA 70350
<b>Peoples Bank</b> PO Box 487 Biloxi, MS 39523	<b>Carpenter Lori Anne</b> 54 53rd Street Gulfport, MS 39507	<b>Third Street Real Estate LLC</b> 1200 Poydras Street 34th Floor New Orleans, LA 70164
<b>Pennell Troy and Regina R</b> 13003 Riverland Drive Biloxi, MS 39532	<b>Nazareian George and Cindy Campbell</b> 19137 Marlor Lane Long Beach, MS 39560	<b>Rico Zapata Terri L</b> 118 West 3rd Street Long Beach, MS 39560
<b>Erumbelow George T and Mary V</b> 120 West Third Street Long Beach, MS 39560		

**AFFIDAVIT**

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
CITY OF LONG BEACH


BEFORE ME, the undersigned legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, TINA M DAHL, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission, who being by me first duly sworn, deposes and says on oath as follows, to-wit:

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within one hundred sixty feet (160') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on March 21, 2023, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to nineteen (19) property owners within 160' of 111 West Third Street, Tax Parcel 0612B-03-083.000, notifying them that a public meeting will be held, April 13, 2023, to consider an application for a Variance submitted by Becki L. Zschiedrich, owner and agent.

Given under my hand this the 21st of March 2023.

  
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 21st day of March 2023.

  
NOTARY PUBLIC

-My Commission Expires-



The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:



MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Proof of Publication

STATE OF MISSISSIPPI  
COUNTY OF HARRISON


PERSONALLY appeared before me the undersigned Justice of the Peace and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice herewith attached has been made in the said publication \_\_\_\_\_ weeks in the following numbers and on the following dates of such paper:

Vol. 12 No. 12 dated 24 day of March, 2023  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_

I, \_\_\_\_\_, Notary Public for the State of Mississippi, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the said \_\_\_\_\_, publisher of the said newspaper, and that the same has been duly published in the said newspaper in accordance with the provisions of the laws of this State.

Witness my hand and the seal of my office this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023.

\_\_\_\_\_  
Notary Public



Commission Chairman Frank Olaivar asked for anyone speaking in favor or opposition and the following came forward:

Tom Dierickx, 115 West 3<sup>rd</sup> Street, stated he is in favor of the variance. The applicants are good neighbors with a beautiful yard. He believes the shed variance would not cause hardship on neighbors.

Vice Chairman Shawn Barlow made motion, seconded by Commissioner Walters and unanimously carried to close the public hearing.

After considerable discussion, Commissioner Suthoff made a motion, seconded by Vice Chairman Barlow and unanimously carried recommending to approve a 7-foot side yard setback variance for the placement of a shed.

\*\*\*\*\*

The third public hearing to consider a Special-Use Approval for the property located at 0 Beatline Road, Tax Parcels 0511F-01-009.000, 0511F-01-009.003 and 0511K-01-001.000, submitted by Highpoint Boat & RV Storage, as follows:

MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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 3-14-23  
Zoning R-4  
Agenda Date 4-13-23  
Check Number 1007  
Ward 5

APPLICATION FOR  
SPECIAL-USE APPROVAL

Tax Parcel Number(s): 0511F-01-009.000, 0511F-01-009.003, 0511K-01-001.000

Address of Property Involved: East of Beatline Road, north and adjacent to Canal Number Three

Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)

Request Special Use Permit to allow an RV Park in an R-4 district.

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 21 days before the 2<sup>nd</sup> or 4<sup>th</sup> Thursday of each month (SEE ATTACHED MEETING DATES & DEADLINES.) Receipt of fee(s) does not constitute receipt of a completed application.

I the undersigned hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

OWNER

AGENT

Highpoint Boat & RV Storage  
(PRINT) Name of Rightful Owner

(PRINT) Name of Agent

14397 Creosote Road  
Owner's Mailing Address

Agent's Mailing Address

Gulfport MS 39503  
City State Zip

City State Zip

228-342-6680  
Phone

Phone

[Signature] 3/14/23  
Signature of Owner Date

Signature of Agent Date



**MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Prepared By & Return To:  
Hugh D. Kenting, Esq. MSB#3536  
2909 13<sup>th</sup> Street - Suite 601  
Gulfport, MS 39501  
Ph 228-868-1111  
#3743.0001

Index In: Block 8, Block 9, and Block 10,  
Andrew's Land Company's S/D and Lot 50,  
Henderson Shipman, Hewes Partition.

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION 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 as Grantor:

**JTS CAPITAL REALTY BB, LLC**  
a Texas limited liability company  
3208 Greenleaf Drive  
Waco, TX 76710  
Ph: (254)313-1003

does hereby sell, convey and warranty specially unto the following Grantee:

**HIGHPOINT BOAT & RV STORAGE, LLC**  
a Mississippi limited liability company  
14397 Crocote Road  
Gulfport, MS 39503  
Ph: (228)542-6680

the following described real property situated in the First Judicial District of Harrison County,

COPY

Mississippi, and being more particularly described as follows:

**See Exhibit "A" Attached**

This conveyance is subject to any and all recorded rights-of-way, restrictions, reservations, covenants and easements.

Taxes on the subject property are pro-rated as of the date of this instrument and are assumed by the Grantee for the remainder of the year 2022.

Witness my signature, this the 14<sup>th</sup> day of April, 2022.

JTS CAPITAL REALTY BB, LLC  
A TEXAS LIMITED LIABILITY COMPANY

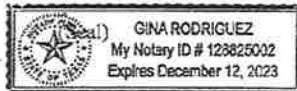
By: Emily Nulph  
Emily Nulph, Vice-President

STATE OF TEXAS  
COUNTY OF MCLENNAN

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid County and State, on this 11 day of April, 2022, within my jurisdiction, the within named EMILY NULPH, who acknowledged that she is Vice President of JTS CAPITAL REALTY BB, LLC, a Texas limited liability company, and that for and on behalf of said corporation, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said corporation, so to do.

[Signature]  
NOTARY PUBLIC

My commission expires:  
12/12/2023







MINUTES OF APRIL 13, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The Clerk reported that thirteen (13) notices of public hearing were sent by regular mail to property owners within one hundred sixty (160') feet of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



LEGAL NOTICE
PUBLIC HEARING

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a Special-Use Approval.

Highpoint Boat & RV Storage, 14397 Creosote Road, Gulfport, MS, 39503, has filed an application for a Special-Use Approval in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting "a Special-Use Permit to allow an RV Park in an R-4 District". The City's Ordinance 598, Chart of Uses, requires applicants to apply for a Special-Use Hearing for the operation of an RV Park in an R-4 (Residential-Farm) Zone. The location of the request is U Beatline Road. Tax Parcels 0511-F-01-009-000, 0511-F-01-009-003 and 0511-K-01-001(L,U). The legal descriptions are as follows:

- 8.3 AC BEG AT SW COR OF R. K 11 ANDREWS LAND COMPANY SUBD N 330 FT E 1282.9 FT S 253.2 FT W 877.4 FT S 75 FT W 454.6 FT TO POB BEING PART OF LOTS 8 AND 10 ANDREWS LAND CO INSE 1/4 OF SE 1/4 OF SEC 4-8-12
1.4 AC (C) BEG 454.6 FT E OF SW COR OF BLK 10 ANDREWS LAND CO SUBD N 75 FT E 327.4 FT TO W MAR OF BEATLINE RD 75 FT W 827.5 FT TO POB BEING PART OF BLKS 8 & 10 ANDREWS LAND CO SUBD SEC 4-8-12
4.1 AC ON N MAR OF A 20' NO NAME RDE W MAR OF BEATLINE RD IN N 1/2 OF NE 1/4 OF NE 1/4 SEC 9-8-12

A Public Hearing to consider the above Special-Use Approval will be held in the City of Long Beach, Mississippi, 39560 April 13, 2023, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning and Development Commission

201 Jeff Davis • PO, Box 929 • Long Beach, MS 39560 • (228) 663-1246 • FAX: (228) 663-8822
www.cityoflongbeach.ms.gov

Table with 3 columns and 5 rows of contact information for property owners. Includes names, addresses, and cities. Headers include 'RW Day Development LLC', 'Harper William and Brittany', 'Cain Robert Dean -L/E-', 'Brooks Justin Dale and Tabitha Annett', 'Joyner Gary T and Helen B', 'Mander Annette S -L/E-', 'McCaleb Robin M', 'Smith Sara Shay and Katelyn N Turner', 'Lee Linda Carol', 'Maxwell Fay Suber and Dennis', 'Suber Darrell D and Deanna D', 'Suber Gravis Arnell and Tracey M', and 'Beech Jerry H and Zola M'.

MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
CITY OF LONG BEACH

BEFORE ME, the undersigned legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, TINA V. DAHL, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi Planning and Development Commission, who being by me first duly sworn, deposes and says on oath as follows, to-wit:

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi Planning and Development Commission.

2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within one hundred sixty feet (160') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 99S of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;

3. That on March 21, 2023, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to thirteen (13) property owners within 160' of 0 Beadline Road, Tax Parcels 0511F-01-009.000, 0511F-01-019.000 and 0511K-01-001.000, notifying them that a public meeting will be held, April 13, 2023, to consider an application for a Special-Use Application submitted by Highpoint Boat & RV Storage, owner and agent.

Given under my hand this the 21st of March 2023.

*Stacey Dahl*  
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 21st day of March 2023

*Kim Gomboulin*  
NOTARY PUBLIC

My Commission Expires-



The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

Proof of Publication

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said publication \_\_\_\_\_ weeks in the following numbers and on the following dates of such paper:  
Vol. 2023 No. 12 dated 24 day of March, 2023  
Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_\_  
Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_\_  
Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_\_  
Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_\_  
Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_\_  
Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_\_  
Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_\_  
Affiant further states on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.  
*Hunter Dawkins*  
Publisher  
Sworn to and subscribed before me this 22 day of March, A.D. 2023  
*Kim Gomboulin*  
Notary Public



**MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Commission Chairman Frank Olaiivar asked for anyone speaking in favor or opposition and no one came forward.

Commissioner Walters made a motion, seconded by Commissioner Suthoff and unanimously carried to close the public hearing.

After considerable discussion, Commissioner Fields made a motion, seconded by Commissioner Levens and unanimously carried recommending to approve the application as submitted.

\*\*\*\*\*

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 April 2023, 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 Olaiivar, Vice Chairman Shawn Barlow, Sawyer Walters, William Suthoff, Justin Shaw, Michael Levens, and Chris Fields, City Advisor Bill Hessell, Building Official Mike Gundlach, and Minutes Clerk Tina M. Dahl.

Absent from the regular meeting were Commissioners Jennifer Glenn and Marcia Kruse and Building Inspector Ryan Ladner.

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

\*\*\*\*\*

Commissioner Walters made motion, seconded by Commissioner Suthoff and unanimously carried to approve the Regular Meeting minutes of March 23, 2023, as submitted.

\*\*\*\*\*

It came for discussion under New Business a Short-Term Rental for the property located at 119 West Third Street, Tax Parcel 0612B-03-086.000, submitted by Mustang Properties, owners, and John Sigafoose, owner and property manager, as follows:

**MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CITY OF LONG BEACH, MISSISSIPPI APPLICATION FOR SHORT-TERM RENTAL						
<b>PHYSICAL ADDRESS:</b> 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	<b>PHONE:</b> (228) 863-1554 <b>FAX:</b> (228) 863-1558	<b>MAILING ADDRESS:</b> POST OFFICE BOX 929 LONG BEACH, MS 39560				
<b>PROPERTY INFORMATION:</b>						
ADDRESS: <u>119 W. Third St Long Beach MS</u> Tax Parcel # <u>0612B-03-086-000</u> <small>(Location of Short-Term Rental)</small>						
<b>OWNER'S INFORMATION:</b>						
Property Owner's Name: <u>Mustang Properties, Inc.</u>						
Property Owner's Address: <u>501 N. Seal Ave, Long Beach, MS 39560</u>						
Property Owner's Mailing Address, if different from above: <u>Same as above</u>						
Property Owner's Phone No: <u>228-547-5359</u>	City: _____ State: _____ Zip: _____	Email Address: <u>jpsiggy@icloud.com</u>				
Is there a homeowner's association for the neighborhood? _____ If so, please provide written statement of support of short term rental?						
<b>PROPERTY MANAGER INFORMATION:</b>						
Property Manager's Name: <u>John Sigafoose (owner)</u>						
Property Manager's Address: (Must be a local contact) <u>501 N. Seal Ave</u> <u>Long Beach</u> <u>MS</u> <u>39560</u> <small>City State Zip</small>						
Property Manager's Phone No.: <u>228-547-5359</u>	City: _____ State: _____ Zip: _____	Email Address: <u>jpsiggy@icloud.com</u>				
<b>PLEASE PROVIDE THE FOLLOWING:</b>						
<ul style="list-style-type: none"> <li>• Mississippi Sales Tax ID # <u>82-1870093</u></li> <li>• Recorded Warranty Deed</li> <li>• Parking Rules &amp; Plan</li> <li>• Trash Management Plan</li> <li>• Copy of Proposed Rental Agreement</li> <li>• Proof of Liability Insurance, which includes short term rental coverage</li> </ul>						
<b>ADDITIONAL INFORMATION:</b>						
<ul style="list-style-type: none"> <li>• Completed written statement of compliance.</li> <li>• FEES: \$250, nonrefundable application fee. \$500, yearly renewable fee. Checks should be made payable to the City of Long Beach.</li> <li>• LICENSE: A Privilege Tax License must be applied and paid for after approval.</li> <li>• INCOMPLETE APPLICATIONS will not be processed.</li> </ul>						
<b>AFFIDAVIT</b>						
I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT-TERM RENTALS (Ordinance 660), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.						
John Sigafoose PRINT NAME	 SIGNATURE	25 Feb 2023 DATE				
<b>BELOW IS FOR OFFICE USE ONLY</b>						
Maximum Occupancy: <u>10</u>	Maximum Vehicles allowed: <u>6</u>	Number of bedrooms: <u>9</u>	Number of people home can accommodate: <u>10</u>			
I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.						
Building Official Signature:		Date: <u>7-10-23</u>				
Fire Inspector Signature: _____		Date: _____				
COMMENTS: _____						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Date Received: <u>2-27-23</u></td> </tr> <tr> <td style="padding: 2px;">Agenda Date: <u>4-13-23</u></td> </tr> <tr> <td style="padding: 2px;">Amount Due/Paid: <u>250.00</u></td> </tr> <tr> <td style="padding: 2px;">Payment Method: <u>0783</u></td> </tr> </table>			Date Received: <u>2-27-23</u>	Agenda Date: <u>4-13-23</u>	Amount Due/Paid: <u>250.00</u>	Payment Method: <u>0783</u>
Date Received: <u>2-27-23</u>						
Agenda Date: <u>4-13-23</u>						
Amount Due/Paid: <u>250.00</u>						
Payment Method: <u>0783</u>						



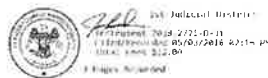
MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



I John Sigfoose, owner of the property located at 119 W. Third St, Tax Parcel 0612 B-03-086.000, affirm that I am in compliance with building codes, deed restrictions and/or covenants, and have paid all applicable taxes, fees and other charges. I acknowledge that a violation of the ordinances of the City of Long Beach shall result in the suspension or revocation of the permit.

John Sigfoose  
signature

25 Feb 2023  
date



This instrument was prepared by: Lela H. Hale, Esq., 9041 South Ferns Road #3900 Henderson, NV 89074  
After Recording Mail To: Mustang Properties, Inc., 501 N. Seal Avenue Long Beach, MS 39560

**SPECIAL WARRANTY DEED**  
TITLE OF DOCUMENT

Grantor's Name(s), Address & Phone: The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, not individually but solely as trustee for the holders of the Bear Stearns ALT-A Trust 2004-13, Mortgage Pass-Through Certificate, Series 2004-13, By: Owen Loan Servicing, LLC, as Attorney-in-Fact  
C/o Owen Loan Servicing, LLC  
1661 Worthington Road Suite 100  
West Palm Beach, Florida 33409  
(H) (561) 692-8100

Grantee's Name(s), Address & Phone: Mustang Properties, Inc., a Mississippi Limited Liability Company  
501 North Seal Avenue  
Long Beach, Mississippi 39560  
(H) (228) 547-5359

IN CONSIDERATION of the sum of ONE HUNDRED SEVENTEEN THOUSAND SEVENTY FIVE AND NO/100 DOLLARS (\$17,075.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor(s) does hereby CONVEY and SPECIALLY WARRANT unto Mustang Properties, Inc., a Mississippi Limited Liability Company, as Grantee, all right, title, interest and claim to the following described land situated in Harrison County, Mississippi:

SIC EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF,  
MORE commonly known as: 117 3rd Street, Long Beach, Mississippi 39560

Indexing Instructions: LOT 55 OF HENDERSON-SHIPMAN HUGHES SURVEY IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST IN CITY OF LONG BEACH, HARRISON CO., MS

Prior Recorded Doc. Ref. Deed: Recorded, September 22, 2017, Doc. No. 20176690D-J1  
Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any

**MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

TO HAVE AND TO HOLD (all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FREE, SIMPLE, SO THAT neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further **SPECIALLY WARRANTS** and agrees to **FOREVER DEFEND** all and singular the said property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns, against every person, whatsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns, include the plural.

Witness our signatures, this 13 day of April, 2023.

The Bank of New York Mellon (f/k/a The Bank of New York as successor to JPMorgan Chase Bank, not individually but solely as trustee for the holders of the Bear Stearns ALT-A Trust 2004-13, Mortgage Pass-Through Certificates, Series 2004-13, By: Owen Loan Servicing, LLC, as Attorney in Fact:

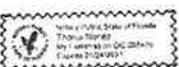
By [Signature]  
Printed Name & Title: Tucker Perry Comptroller Management Corporation 4/13/23

STATE OF Florida  
COUNTY OF Palm Beach

Personally appeared before me, the undersigned authority in and for the said county and state, on this 13 day of April, 2023, within my jurisdiction, the within named Tucker Perry, who acknowledged that he/she is Comptroller Management Corporation of Owen Loan Servicing, LLC, as Attorney in Fact For The Bank of New York Mellon (f/k/a The Bank of New York as successor to JPMorgan Chase Bank, not individually but solely as trustee for the holders of the Bear Stearns ALT-A Trust 2004-13, Mortgage Pass-Through Certificates, Series 2004-13, a corporation, and as its act and deed he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation to do so.  
PDA recorded simultaneously herewith.

[Signature]  
Personally Known To Me

[Signature]  
Thania Nune  
NOTARY PUBLIC  
MY Commission Expires:             
Last Number: 712143566



**EXHIBIT "A"  
LEGAL DESCRIPTION**

COMMENCING AT A POINT ON THE SOUTH MARGIN OF THIRD STREET, WHICH POINT IS 513 FEET WEST OF THE WEST MARGIN OF JEFF DAVIS AVENUE, AS SHOWN ON FORTER'S MAP OF ORIGINAL LONG BEACH, MISSISSIPPI, RECORDED IN PLAT BOOK 11, PAGE 6 IN THE OFFICE OF THE CHANCERY CLERK OF HARRISON COUNTY, MISSISSIPPI, FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 24 DEGREES EAST A DISTANCE OF 125 FEET TO A POINT, RUN THENCE WESTERLY AND PARALLEL WITH THE SOUTH MARGIN OF THIRD STREET A DISTANCE OF 75 FEET; RUN THENCE NORTH 28 DEGREES WEST A DISTANCE OF 125 FEET TO THE SOUTH MARGIN OF THIRD STREET; RUN THENCE EASTERLY ALONG THE SOUTH MARGIN OF THIRD STREET A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING SAID PARCEL OF LAND LIES AND IS A PART OF LOT 55 OF HENDERSON SHIPMAN-HUGHES SURVEY IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST IN CITY OF LONG BEACH, HARRISON COUNTY, MISSISSIPPI.

**119 West 3<sup>rd</sup> St.**

**Parking Plan:** The property has a concrete parking area that holds 5 vehicles. Parking is not allowed on the lawn. See attached photo.

**Trash Management Plan:** The guests will use the trash cans on-site, any extra trash will be removed by the owner and placed in trash cans rented from Waste Management on owner's property. Signs in the property remind the guests to place the trash containers to the street on Sunday night for Monday pick-up.

**Rental Agreement:** These are handled through VRBO or Airbnb. Our general fees are as follows:

Avg nightly rental fee:	215.00	(3 Night Minimum)
Cleaning Fee:	150.00	
Pet Fee:	50.00	(per visit)

Both booking services provide additional insurance up to 1 million dollars. The companies also collect lodging taxes from the guest upon booking and these funds are sent to the state and local authorities.

**House Rules:**

- Maximum Number of guests 10. (4 bedrooms & 6 Beds)
- Must be 25 years or older to rent.
- Check Out 11 am, Check In 4 pm.
- The check in process will be in-person, door codes will not be given in advance. The owner will greet all guests and give them a tour of the property, review the house book and rules.
- No Parties or Events allowed.
- Quiet Hours from 10 pm to 7 am.
- No Smoking or Vaping inside the house. Damage deposit will not be returned or an additional cleaning fee will be charged if Smoking/Vaping is found in the home.
- No boil pots/turkey fryers on the property.
- All Dog visits MUST be approved by the owner during the booking process. We can discuss breed & size.
- Dogs are not allowed on the furniture or beds. If your Dog is left alone at the property they must be Crated.



# MINUTES OF APRIL 13, 2023 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

**ACORD EVIDENCE OF PROPERTY INSURANCE 02 03 01**

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTERESTS LISTED BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE POLICYHOLDER AND THE INSURANCE COMPANY. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE POLICYHOLDER AND THE INSURANCE COMPANY. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE POLICYHOLDER AND THE INSURANCE COMPANY.

**INSURED INFORMATION**

**COVERAGE INFORMATION**

**REMARKS (Including Special Conditions)**

**CANCELLATION**

**ADDITIONAL INTERESTS**

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**INSURED INFORMATION**

**COVERAGE INFORMATION**

**REMARKS (Including Special Conditions)**

**CANCELLATION**

**ADDITIONAL INTERESTS**

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

### POLICY CHANGES

Policy Change Number **0001**

POLICY NUMBER REIP00208/0-00	POLICY EFFECTIVE CHANGES 11/29/2022	COMPANY
NAMED INSURED Mustang Properties LLC		AUTHORIZED REPRESENTATIVE
COVERAGE PARTS AFFECTED Property and Liability		
<b>CHANGES</b>		
IT IS UNDERSTOOD AND AGREED THAT:		
<input checked="" type="checkbox"/> 1. PREMIUM	<input type="checkbox"/> 8. INCEPTION DATE	<input type="checkbox"/> 15. COVERAGE IS CANCELLED
<input type="checkbox"/> 2. ADVANCE PREMIUM	<input type="checkbox"/> 9. EXPIRATION DATE	<input type="checkbox"/> 16. FLAT CANCELLATION
<input type="checkbox"/> 3. DEFERRED PREMIUM	<input type="checkbox"/> 10. TERMS	<input type="checkbox"/> 17. SHORT RATE
<input type="checkbox"/> 4. RATE	<input type="checkbox"/> 11. NAME OF INSURED	<input type="checkbox"/> 18. PRO RATA
<input type="checkbox"/> 5. INSTALLMENT	<input type="checkbox"/> 12. ADDRESS OF INSURED	<input type="checkbox"/> 19. PREMIUM FURNISHED PREMIUM
<input type="checkbox"/> 6. AUDIT	<input type="checkbox"/> 13. COVERAGE EXTENSION	<input type="checkbox"/> 20. OTHER
<input checked="" type="checkbox"/> 7. COVERAGE LIMITS	<input type="checkbox"/> 14. RENEWAL STATEMENT	
		Monthly Cost \$148.70 Program Administration Fee \$27.31 Surplus Lines Tax \$1.77 <b>TOTALS \$177.78</b>
ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED.		

Authorized Representative Signature

**MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, Commissioner Walters made a motion, seconded by Commissioner Levens and unanimously carried recommending approval of the application as submitted.

\*\*\*\*\*

It came for discussion under New Business a Short-Term Rental for the property located at 225 Lynwood Circle, Tax Parcel 0611M-01-077.000, submitted by Mustang Properties, LLC, owners, and John Sigafoose, owner and property manager, as follows:



**MINUTES OF APRIL 13, 2023  
REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CITY OF LONG BEACH, MISSISSIPPI APPLICATION FOR SHORT-TERM RENTAL		
<b>PHYSICAL ADDRESS:</b> 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	<b>PHONE:</b> (228) 863-1554 <b>FAX:</b> (228) 863-1558	<b>MAILING ADDRESS:</b> POST OFFICE BOX 929 LONG BEACH, MS 39560

**PROPERTY INFORMATION:**

ADDRESS: 225 Lynwood Circle, Long Beach MS Tax Parcel # 0611M-01-077.000  
(Location of Short-Term Rental)

**OWNER'S INFORMATION:**

Property Owner's Name: Mustang Properties, Inc

Property Owner's Address: 501 N Seal Ave, Long Beach, MS 39560

Property Owner's Mailing Address, if different from above:

Same as above

Property Owner's Phone No: 228-547-5359 Email Address: jpsiggy@icloud.com

Is there a homeowner's association for the neighborhood?  If so, please provide written statement of support of short term rental?

**PROPERTY MANAGER INFORMATION:**

Property Manager's Name: John Sigafos (owner)

Property Manager's Address: (Must be a local contact)

501 N Seal Ave Long Beach MS 39560  
City State Zip

Property Manager's Phone No.: 228-547-5359 Email Address: jpsiggy@icloud.com

**PLEASE PROVIDE THE FOLLOWING:**

- Mississippi Sales Tax ID # 82-1870093
- Recorded Warranty Deed
- Parking Rules & Plan
- Trash Management Plan
- Copy of Proposed Rental Agreement
- Proof of Liability Insurance, which includes short term rental coverage

**ADDITIONAL INFORMATION:**

- Completed written statement of compliance.
- FEES: \$250, nonrefundable application fee. \$500, yearly renewable fee. Checks should be made payable to the City of Long Beach.
- LICENSE: A Privilege Tax License must be applied and paid for after approval.
- INCOMPLETE APPLICATIONS will not be processed.

**AFFIDAVIT**

I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT-TERM RENTALS (Ordinance 660), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.

John Sigafos John Sigafos 25 Feb 2023  
PRINT NAME SIGNATURE DATE

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:
7	7	3	7

I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.

Building Official Signature: Mark J. Lillard Date: 4-10-23

Fire Inspector Signature: \_\_\_\_\_ Date: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

Date Received: <u>2-27-23</u>
Agenda Date: <u>4-13-23</u>
Amount Due/Paid: <u>250.00</u>
Payment Method: <u>0784</u>



**MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

WITNESSE OUR SIGNATURES, on this the 13th day of January, 2018.

*[Handwritten Signature]*  
KENNETH R. GIBBS  
AVP TITLE

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, KENNETH R. GIBBS AND SAID, ANY OTHERS, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the grantors on the day and in the year therein recited.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 13th day of January, 2018.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_



**225 Lynwood Circle**

**Parking Plan:** The property has two concrete driveways capable of holding 10 or more vehicles. Parking is not allowed on the lawn. See attached photo.

**Trash Management Plan:** The guests will use the trash cans on-site, any extra trash will be removed by the owner and placed in trash cans rented from Waste Management on owner's property. Signs in the property remind the guests to place the trash containers to the street on Sunday night for Monday pick-up.

**Rental Agreement:** These are handled through VRBO or Airbnb. Our general fees are as follows:

Avg nightly rental fee:	155.00	(3 Night Minimum)
Cleaning Fee:	150.00	
Pet Fee:	50.00	(per visit)

Both booking services provide additional Insurance up to 1 million dollars. The companies also collect lodging taxes from the guest upon booking and these funds are sent to the state and local authorities.

**House Rules:**

Maximum Number of guests 7. (3 bedrooms & 4 Beds)

Must be 25 years or older to rent.

Check Out 11 am, Check In 4 pm.

The check in process will be **in-person**, door codes will not be given in advance. The owner will greet all guests and give them a tour of the property, review the house book and rules.

No Parties or Events are allowed.

Quiet Hours from 10 pm to 7 am.

No Smoking or Vaping inside the house. Damage deposit will not be returned or an additional cleaning fee will be charged if Smoking/Vaping is found in the home.

No boil pots/turkey fryers on the property.

All Dog visits **MUST** be approved by the owner during the booking process. We can discuss breed & size.

Dogs are not allowed on the furniture or beds. If your Dog is left alone at the property they must be Crated.



# MINUTES OF APRIL 13, 2023 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

US Coastal Property & Casualty Insurance Company  
 PO Box 357965, Gainesville, FL 32635      9-BUILD: THE FIRST BANK      PAGE: 1  
 Phone: 352-224-2820      RENEWAL

CARRILLO COASTAL GENERAL INS AGENCY PO BOX 357965 GAINESVILLE, FL 32635-7965		PRODUCER: 159835 (1228) 878-0008 BYRON COASTAL INSURANCE 134 BIRNVILLE BLVD OCEAN SPRINGS, MS 39064-2843	
<b>NAMED INSURED</b> MUSTANG PROPERTIES, LLC 501 N SEAL AVE LONG BEACH, MS 39560-4023		<b>LOCATION OF RESIDENCE PREMISES</b> (if different from insured address) 225 LYNWOOD CIR LONG BEACH, MS 39560-4417	
COUNTY: HARRISON			
<b>POLICY NO:</b> UMSD000315		<b>Policy Period:</b> 1/31/2023 to 1/31/2024	
<b>DWELLING DECLARATIONS</b> 12:01 A.M. Standard Time at the Address of the Named Insured as Stated Herein.			
<b>Mortgagee:</b> Loan Nbr: 9178112 THE FIRST BANK PO BOX 1567 KENNESAW, GA 30156		<b>2nd Mortgagee:</b> Loan Nbr:	
<b>TENANT OC</b> Units/Families: 1		<b>Construction:</b> 1969/MAS VEN Class: P      Program: DP3 DWELL      Terr: 701	
COVERAGES AND LIMIT OF LIABILITY: COVERAGE IS PROVIDED ONLY WHERE A PREMIUM AND A LIMIT OF LIABILITY IS SHOWN FOR THE COVERAGE.			
PROPERTY COVERAGES	LIMIT OF LIABILITY	PERILS INSURED AGAINST	PREMIUM
A. DWELLING	\$256000	FIRE	\$359.00
B. OTHER STRUCTURES	\$5120	EXTENDED COVERAGE	\$235.00
C. PERSONAL PROPERTY	\$20000	HURRICANE	\$128.00
D. FAIR RENTAL VALUE	\$25600	LIABILITY	\$100.00
		OTHER	\$130.00
TOTAL PREMIUM			\$1952.00
TOTAL POLICY			\$1952.00
FOR LOSS UNDER SECTION 1, WE COVER ONLY THAT PART OF LOSS OVER THE DEDUCTIBLE STATED: WINDSTORM OR HAIL DEDUCTIBLE IS 2% \$5,120 ALL OTHER PERILS DEDUCTIBLE IS \$1,000			
POLICY SUBJECT TO THE FOLLOWING SURCHARGES, CREDITS, ENDORSEMENTS AND FORMS:			
FORM NO	EDITION	DESCRIPTION	LIMITS
WHPN-35	5/18	PRIVACY NOTICE	
CCD 422	2/22	POLICY JACKET	
DP 00 03	12/02	DWELLING - SPEC FORM	
CCD 17WEPW	5/17	WIND EXT PAINT EXCL	
CCB 160L10	6/16	ORDINANCE OR LAW-101	101
CCD 17 HL	5/17	NON-STRUCT HAIL LOSS	
CCD 17 SBS	5/17	WATER BACKUP	35000
		CORPORATE OWNED PROP	
		LONG TERM RENTAL	
HO 04 90	10/00	PERS PROP REPT COST	

\* CONTINUED \*

Date Issued: 02/15/23      Countersigned by: Authorized Representative

CARRILLO COASTAL GENERAL INS AGENCY PO BOX 357965 GAINESVILLE, FL 32635-7965		PRODUCER: 159835 (1228) 878-0008 BYRON COASTAL INSURANCE 134 BIRNVILLE BLVD OCEAN SPRINGS, MS 39064-2843	
<b>NAMED INSURED</b> MUSTANG PROPERTIES, LLC 501 N SEAL AVE LONG BEACH, MS 39560-4023		<b>LOCATION OF RESIDENCE PREMISES</b> (if different from insured address) 225 LYNWOOD CIR LONG BEACH, MS 39560-4417	
COUNTY: HARRISON			
<b>POLICY NO:</b> UMSD000315		<b>Policy Period:</b> 1/31/2023 to 1/31/2024	
<b>DWELLING DECLARATIONS</b> 12:01 A.M. Standard Time at the Address of the Named Insured as Stated Herein.			
<b>Mortgagee:</b> Loan Nbr: 9178112 THE FIRST BANK PO BOX 1567 KENNESAW, GA 30156		<b>2nd Mortgagee:</b> Loan Nbr:	
<b>TENANT OC</b> Units/Families: 1		<b>Construction:</b> 1969/MAS VEN Class: P      Program: DP3 DWELL      Terr: 701	
POLICY SUBJECT TO THE FOLLOWING SURCHARGES, CREDITS, ENDORSEMENTS AND FORMS:			
FORM NO	EDITION	DESCRIPTION	LIMITS
DL 24 01	12/02	PERSONAL LIABILITY	\$300000
		MEDICAL PAYMENTS	\$5000
CCD 12 PL	5/17	PREMISES LIABILITY	
CCD MS SPL	5/17	SPEC PROVISIONS-LTAB	
DP 04 70	12/02	BURGLAR ALARM CREDIT	
CCD 17WHPD	5/17	WINDSTORM HAIL DEF	
		HIP ROOF DISCOUNT	
CCD 17 LFL	5/17	FUNGI ROT BAC LTAB	\$10000
		INTERIOR INSP CREDIT	
CCD MS OC	5/17	COVERAGE CHECKLIST	
CCB 13 DRB	2/14	INS SCORE DISCLOSURE	
CCD HDC	5/17	NO HOME DAY CARE COV	
CCD MS SP	5/17	SPEC PROVISIONS - MS	
CCD 17 LF	5/17	LTD FUNGI, MOLD, ETC	
CCD 17 SAK	6/22	STD AMPNDATORY ENL	
CCD 22 VCR	3/22	VIREAL CURR EXCLUSN	
CCHHOMSPR	6/16	FLOOD/EARTHQUAKE WTC	
CCHHOMSPR	6/16	BILL OF RIGHTS	
IS P 001	1/04	OPAC ADVISORY	
SHT DF RPT	5/16	RENTER POLICY INCMTV	
** IMPORTANT ** THE LIMIT OF LIABILITY FOR THIS STRUCTURE (COVERAGE A) IS BASED ON AN ESTIMATE OF THE COST TO REBUILD YOUR HOME, INCLUDING AN APPROXIMATE COST FOR LABOR AND MATERIALS IN YOUR AREA, AND SPECIFIC INFORMATION THAT YOU HAVE PROVIDED ABOUT YOUR HOME.			

\* CONTINUED \*

Date Issued: 02/15/23      Countersigned by: Authorized Representative

MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

US Coastal Property & Casualty Insurance Company  
PO Box 357965, Gainesville, FL 32635 Phone: 352-224-2820  
D-BILL: THE FIRST BANK  
ADDITIONAL INFORMATION  
PAGE: 3

CARRILLO COASTAL GENERAL INS AGENCY PO BOX 357965 GAINESVILLE, FL 32635-7965		PRODUCER: 759835 (228) 875-0808 PYRON COASTAL INSURANCE 734 BIENVILLE BLVD OCEAN SPRINGS, MS 39564-2843	
NAMED INSURED MUSTANG PROPERTIES, LLC 501 N SEAL AVE LONG BEACH, MS 39560-4023		LOCATION OF RESIDENCE PREMISES (if different from insured address) 225 LYNWOOD CTR LONG BEACH, MS 39560-4417	
COUNTY: HARRISON			
POLICY NO: UMSD000315		Policy Period: 1/31/2023 to 1/31/2024	
DWELLING DECLARATIONS 12:01 A.M. Standard Time at the Address of the Named Insured as Stated Herein.			
Mortgagee: Loan Nbr: 9178112 THE FIRST BANK PO BOX 1567 KENNESAW, GA 30156		2nd Mortgagee: Loan Nbr:	
TENANT OC Units/Families: 1		Construction: 1969/MAS VEN Class: P Program: DP3 DWELL	
Terr: 701			
FRAUD STATEMENT: ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR OTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION, OR CONCEALS FOR THE PURPOSE OF MISLEADING, INFORMATION CONCERNING ANY FACT MATERIAL THERETO, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME, AND SUBJECTS THE PERSON TO CRIMINAL & CIVIL PENALTIES			
** IMPORTANT ** THIS POLICY CONTAINS A FLOOD EXCLUSION. FLOOD COVERAGE MAY BE PURCHASED SEPARATELY FROM THE NATIONAL FLOOD INSURANCE PROGRAM, IF AVAILABLE IN YOUR AREA.			
** IMPORTANT ** THIS POLICY CONTAINS AN EARTHQUAKE EXCLUSION. CONTACT YOUR AGENT FOR INFORMATION CONCERNING THE AVAILABILITY OF EARTHQUAKE COVERAGE.			
** IMPORTANT ** THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR WINDSTORM OR HAIL LOSSES WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.			
1ST: LOAN NO. 9178112 MTG: THE FIRST BANK 1567/ATMA PO BOX 1567 KENNESAW, GA 30156			
Date Issued: 02/15/23			
* CONTINUED *			
		Countersigned by:	
		Authorized Representative	

US Coastal Property & Casualty Insurance Company  
PO Box 357965, Gainesville, FL 32635 Phone: 352-224-2820  
D-BILL: THE FIRST BANK  
ADDITIONAL INFORMATION  
PAGE: 4

CARRILLO COASTAL GENERAL INS AGENCY PO BOX 357965 GAINESVILLE, FL 32635-7965		PRODUCER: 759835 (228) 875-0808 PYRON COASTAL INSURANCE 734 BIENVILLE BLVD OCEAN SPRINGS, MS 39564-2843	
NAMED INSURED MUSTANG PROPERTIES, LLC 501 N SEAL AVE LONG BEACH, MS 39560-4023		LOCATION OF RESIDENCE PREMISES (if different from insured address) 225 LYNWOOD CIR LONG BEACH, MS 39560-4417	
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Mortgagee: Loan Nbr: 9178112 THE FIRST BANK PO BOX 1567 KENNESAW, GA 30156		2nd Mortgagee: Loan Nbr:	
TENANT OC Units/Families: 1		Construction: 1969/MAS VEN Class: P Program: DP3 DWELL	
Terr: 701			
THE FOLLOWING FORMS HAVE BEEN ADDED OR UPDATED: SHPN-35 (05/18)			
CCD 422 (02/22)	DP 00 C3 (12/02)	CCD 17WEPN (05/17)	CCH 160110 (06/16)
CCD 17 SE (05/17)	CCD 17 WBS (05/17)	HO 04 90 (10/00)	DL 24 01 (12/02)
CCD 13 PL (05/17)	CCD MS SEP (05/17)	SP 04 70 (12/02)	CCD 17WHPD (05/17)
CCD 17 LFL (05/17)	CCD MS OC (05/17)	CCD 13 DRB (02/14)	CCD HDC (05/17)
CCD MS SP (05/17)	CCD 17 LP (05/17)	USD 17 SAR (06/22)	CCD 22 VCB (03/23)
CCHHOMSTR (06/16)	CCHHOMSPBR (06/16)	IL R 001 (01/04)	SRT DP RPI (06/15)

Date Issued: 02/15/23  
\* END OF POLICY DECLARATIONS \*  
Countersigned by:

**MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, Commissioner Walters made a motion, seconded by Commissioner Suthoff and unanimously carried recommending the application as submitted.

\*\*\*\*\*

It came for discussion under New Business, a Certificate of Resubdivision for the property located at 20114 Pineville Road, Tax Parcel 0511J-02-073.000, submitted by Dale Marmalich (owner) and Mel Smith (agent), as follows:



MINUTES OF APRIL 13, 2023  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH  
PLANNING DEPARTMENT  
201 JEFF DAVIS AVENUE  
PO BOX 929  
LONG BEACH, MS 39560  
(228) 863-1554  
(228) 863-1558 FAX

Office use only  
Date Received 3-17-23  
Zoning R-O  
Agenda Date 4-13-23  
Check Number 2048

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION

II. ADVALOREM TAX PARCEL NUMBER(S): 05115-02-073.000

III. GENERAL LOCATION OF PROPERTY INVOLVED: 20114 Pineville Road,  
Long Beach, MS

IV. ADDRESS OF PROPERTY INVOLVED: 20114 Pineville Road, Long Beach, MS

V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of one parcel of land  
into two parcels of land

VI. REQUIRED ATTACHMENTS:

- A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
- B. Cash or check payable to the City of Long Beach in the amount of \$375.00
- C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

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

VII. OWNERSHIP AND CERTIFICATION:

**READ BEFORE EXECUTING**, 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 2<sup>nd</sup> or 4<sup>th</sup> Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

**Ownership:** I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and agree to pay all fees and charges as stated.

Dale Marmalich  
Name of Rightful Owner (PRINT)

5119 Mitchell Road  
Owner's Mailing Address

Long Beach, MS 39560  
City State Zip

228-547-4351  
Phone

Dale Marmalich 3/17/23  
Signature of Rightful Owner Date

Mel Smith  
Name of Agent (PRINT)

5161 Mitchell Road  
Agent's Mailing Address

Long Beach, MS 39560  
City State Zip

228-861-1707  
Phone

\_\_\_\_\_  
Signature of Applicant Date

MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) Kimberly Marmalich  
ADDRESS (STREET, CITY, STATE, ZIP CODE) 5119 Mitchell Road, Long Beach, MS 39560  
PHONE # (H) \_\_\_\_\_ (C) 228-343-6332  
TAX PARCEL NUMBER(S) OWNED 0511J-02-073.000  
SIGNATURE Kimberly Marmalich 3/17/23

NAME OF OWNER (PRINT) \_\_\_\_\_  
ADDRESS (STREET, CITY, STATE, ZIP CODE) \_\_\_\_\_  
PHONE # (H) \_\_\_\_\_ (C) \_\_\_\_\_  
TAX PARCEL NUMBER(S) OWNED \_\_\_\_\_  
SIGNATURE \_\_\_\_\_

NAME OF OWNER (PRINT) \_\_\_\_\_  
ADDRESS (STREET, CITY, STATE, ZIP CODE) \_\_\_\_\_  
PHONE # (H) \_\_\_\_\_ (C) \_\_\_\_\_  
TAX PARCEL NUMBER(S) OWNED \_\_\_\_\_  
SIGNATURE \_\_\_\_\_

NAME OF OWNER (PRINT) \_\_\_\_\_  
ADDRESS (STREET, CITY, STATE, ZIP CODE) \_\_\_\_\_  
PHONE # (H) \_\_\_\_\_ (C) \_\_\_\_\_  
TAX PARCEL NUMBER(S) OWNED \_\_\_\_\_  
SIGNATURE \_\_\_\_\_

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU M. Smith

MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



1st Judicial District  
Instrument 2016-876 D-11  
Filed/Recorded 1/21/2016 01:45 P  
Total Fees \$ 12.00  
\$ Pages Recorded

Prepared by:  
Gerald M. Warren, Attorney  
Attorney at Law  
P. O. Box 1506  
Gulfport, MS 39502  
(228) 897-9975  
MS Bar No. 06963

Return to:  
Gerald M. Warren, Attorney  
Attorney at Law  
P. O. Box 1506  
Gulfport, MS 39502  
(228) 897-9975

INDEXING INSTRUCTIONS: NW 1/4 OF SEC. 10, T8S, R12W

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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,

MARK A. SMITH and JULIENNE W. SMITH  
5125 Ashley Lane  
Long Beach, MS 39560  
(228) 297-3300

do hereby sell, convey and warrant unto

DALE WILLIAM MARMALICH  
20114 Pineville Road  
Long Beach, MS 39560  
(228)864-7938

the following land and property, lying and being situated in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

A PARCEL OF LAND SITUATED IN THE EAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 12 WEST, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND AT THE POINT OF INTERSECTION OF THE NORTH MARGIN OF PINEVILLE ROAD WITH THE EAST MARGIN OF ASHLEY LANE, SAID POINT BEING 317.12' WEST OF THE WEST MARGIN OF MITCHELL ROAD; THENCE ALONG THE WEST LINE OF SAID EAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, ALSO BEING THE EAST MARGIN OF ASHLEY LANE, N00°10'33"E 300.75' TO AN IRON ROD SET; THENCE S89°53'41"E 111.07' TO AN IRON ROD SET; THENCE S00°02'12"W 130.32' TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PROPERTY NOW OR FORMERLY OF MARMALICH; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY, N89°51'16"E 205.13' TO A 1/2" IRON ROD FOUND ON THE WEST MARGIN OF MITCHELL ROAD; THENCE ALONG SAID WEST MARGIN, S00°04'46"W 20.17' TO A 1/2" IRON ROD FOUND; THENCE S89°53'39"W 205.09' TO AN IRON ROD FOUND; THENCE S00°06'06"W 150.06' TO A MAG. NAIL SET IN ASPHALT ON THE NORTH MARGIN OF PINEVILLE ROAD; THENCE ALONG SAID NORTH MARGIN OF PINEVILLE ROAD, S89°55'45"W 111.66' TO THE POINT OF BEGINNING, CONTAINING 0.863 ACRE.

THIS CONVEYANCE is subject to any and all recorded easements, rights-of-way, minerals reservations and restrictive covenants applicable to subject property.

AD VALOREM TAXES for the current year are hereby prorated and assumed as of this date by the Grantee(s) herein.

WITNESS the signature(s) of the Grantor(s) on this the 20th day of January, 2016.

*Mark A. Smith*  
MARK A. SMITH

*Julienne W. Smith*  
JULIENNE W. SMITH

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for said county and state, on this 20th day of January, 2016, within my jurisdiction, the within named MARK A. SMITH and JULIENNE W. SMITH, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

*Peggy A. McBride*  
NOTARY PUBLIC  
My Commission Expires:





MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



1st Judicial District  
Instrument 2016 2518 D - 31  
Filed/Recorded 5/23/2016 03:22 P  
Total Fees \$ 12.00  
3 Pages Recorded

Prepared by:  
Gerald M. Warren, Attorney  
Attorney at Law  
P. O. Box 1506  
Gulfport, MS 39502  
(228) 897-9975  
MS Bar No. 06963

Return to:  
Gerald M. Warren, Attorney  
Attorney at Law  
P. O. Box 1506  
Gulfport, MS 39502  
(228) 897-9975

INDEXING INSTRUCTIONS: NW 1/4 OF SEC. 10, T8S, R12W

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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,

DALE WILLIAM MARMALICH  
20114 Pineville Road  
Long Beach, MS 39560  
(228)864-7938

does hereby sell, convey and quitclaim unto

DALE WILLIAM MARMALICH and his wife,  
KIMBERLY R. MARMALICH,  
20114 Pineville Road  
Long Beach, MS 39569  
(228)864-7938

as joint tenants with full rights of survivorship and not as tenants in common, the following land and property, lying and being situated in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

A PARCEL OF LAND SITUATED IN THE EAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 12 WEST, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY,

MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND AT THE POINT OF INTERSECTION OF THE NORTH MARGIN OF PINEVILLE ROAD WITH THE EAST MARGIN OF ASHLEY LANE, SAID POINT BEING 317.12' WEST OF THE WEST MARGIN OF MITCHELL ROAD; THENCE ALONG THE WEST LINE OF SAID EAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, ALSO BEING THE EAST MARGIN OF ASHLEY LANE, N00°10'33"E 300.75' TO AN IRON ROD SET; THENCE S89°53'41"E 111.07' TO AN IRON ROD SET; THENCE S00°02'12"W 130.32' TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PROPERTY NOW OR FORMERLY OF MARMALICH; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY, N89°51'16"E 205.13' TO A 1/2" IRON ROD FOUND ON THE WEST MARGIN OF MITCHELL ROAD; THENCE ALONG SAID WEST MARGIN, S00°04'46"W 20.17' TO A 1/2" IRON ROD FOUND; THENCE S89°53'39"W 205.09' TO AN IRON ROD FOUND; THENCE S00°06'06"W 150.06' TO A MAG. NAIL SET IN ASPHALT ON THE NORTH MARGIN OF PINEVILLE ROAD; THENCE ALONG SAID NORTH MARGIN OF PINEVILLE ROAD, S89°55'45"W 111.66' TO THE POINT OF BEGINNING, CONTAINING 0.863 ACRE.

THIS CONVEYANCE is subject to any and all recorded easements, rights-of-way, minerals reservations and restrictive covenants applicable to subject property.

AD VALOREM TAXES for the current year are to be paid by the Grantee(s) herein.

WITNESS the signature(s) of the Grantor(s) on this the 19 day May, 2016.

*Dale William Marmalich*  
DALE WILLIAM MARMALICH

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for said county and state, on this 19th day of May, 2016, within my jurisdiction, the within named DALE WILLIAM MARMALICH, who acknowledged that he signed, executed and delivered the above and foregoing Quitclaim Deed on the day and year therein mentioned.

*Peggy A. McBride*  
NOTARY PUBLIC  
My Commission Expires:









**MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**LONG BEACH PLANNING COMMISSION**

**CERTIFICATE OF RESUBDIVISION**

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel (0511J-02-073.000) into (two) parcels. The subject property is generally described as being located (20114 Pineville Road, Long Beach, MS).

The Case File Number is: \_\_\_\_\_

**LEGAL DESCRIPTIONS**

**LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION (PER DEED):**

A PARCEL OF LAND SITUATED IN THE EAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 12 WEST, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND AT THE POINT OF INTERSECTION OF THE NORTH MARGIN OF PINEVILLE ROAD WITH THE EAST MARGIN OF ASHLEY LANE, SAID POINT BEING 317.12' WEST OF THE WEST MARGIN OF MITCHELL ROAD; THENCE ALONG THE WEST LINE OF SAID EAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, ALSO BEING THE EAST MARGIN OF ASHLEY LANE, N00°10'33"E 300.75' TO AN IRON ROD SET; THENCE S89°53'41"E 111.07' TO AN IRON ROD SET; THENCE S00°02'12"W 130.32' TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PROPERTY NOW OR FORMERLY OF MARMALICH; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY, N89°51'16"E 205.13' TO A 1/2" IRON ROD FOUND ON THE WEST MARGIN OF MITCHELL ROAD; THENCE ALONG SAID WEST MARGIN, S00°04'46"W 20.17' TO A 1/2" IRON ROD FOUND; THENCE S89°53'39"W 205.09' TO AN IRON ROD FOUND; THENCE S00°06'06"W 150.06' TO A MAG. NAIL SET IN ASPHALT ON THE NORTH MARGIN OF PINEVILLE ROAD; THENCE ALONG SAID NORTH MARGIN OF PINEVILLE ROAD, S89°55'45"W 111.66' TO THE POINT OF BEGINNING, CONTAINING 0.863 ACRE.

**LEGAL DESCRIPTIONS OF THE TWO PROPOSED PARCELS:**

**LEGAL DESCRIPTION of (PARCEL "1"):**

A PARCEL OF LAND SITUATED IN THE EAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 12 WEST, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND AT THE POINT OF INTERSECTION OF THE NORTH MARGIN OF PINEVILLE ROAD WITH THE EAST MARGIN OF ASHLEY LANE, SAID POINT BEING 317.12' WEST OF THE WEST MARGIN OF MITCHELL ROAD; THENCE ALONG THE WEST LINE OF SAID EAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, ALSO BEING THE EAST MARGIN OF ASHLEY LANE, N00°10'33"E 126.04' TO AN IRON ROD SET; THENCE N89°55'45"E 93.50' TO AN IRON ROD SET; THENCE S00°06'06"W 108.04' TO AN IRON ROD SET; THENCE S43°23'00"W 24.80' TO AN IRON ROD SET ON THE NORTH MARGIN OF PINEVILLE ROAD; THENCE ALONG SAID NORTH MARGIN OF PINEVILLE ROAD, S89°55'45"W 76.66' TO THE POINT OF BEGINNING, CONTAINING 11,641.94 SQUARE FEET.

**LEGAL DESCRIPTION of (PARCEL "2"):**

A PARCEL OF LAND SITUATED IN THE EAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 12 WEST, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/8" IRON ROD FOUND AT THE POINT OF INTERSECTION OF THE NORTH MARGIN OF PINEVILLE ROAD WITH THE EAST MARGIN OF ASHLEY LANE, SAID POINT BEING 317.12' WEST OF THE WEST MARGIN OF MITCHELL ROAD; THENCE ALONG THE WEST LINE OF SAID EAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, ALSO BEING THE EAST MARGIN OF ASHLEY LANE, N00°10'33"E 126.04' TO AN IRON ROD SET AT THE POINT OF BEGINNING; THENCE CONTINUE N00°10'33"E 174.71' TO AN IRON ROD SET; THENCE S89°53'41"E 111.07' TO AN IRON ROD SET; THENCE S00°02'12"W 130.32' TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PROPERTY NOW OR FORMERLY OF MARMALICH; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY, N89°51'16"E 205.13' TO A 1/2" IRON ROD FOUND ON THE WEST MARGIN OF MITCHELL ROAD; THENCE ALONG SAID WEST MARGIN, S00°04'46"W 20.17' TO A 1/2" IRON ROD FOUND; THENCE S89°53'39"W 205.09' TO AN IRON ROD FOUND; THENCE S00°06'06"W 150.06' TO A MAG. NAIL SET IN ASPHALT ON THE NORTH MARGIN OF PINEVILLE ROAD; THENCE ALONG SAID NORTH MARGIN OF PINEVILLE ROAD, S89°55'45"W 35.00' TO AN IRON ROD SET; THENCE N43°23'00"E 24.80' TO AN IRON ROD SET; THENCE N00°06'06"E 108.04' TO AN IRON ROD SET; THENCE S89°55'45"W 93.50' TO THE POINT OF BEGINNING, CONTAINING 25,968.05 SQUARE FEET.

PREPARED BY:

**CLIFFORD A. CROSBY, PLS**  
716 LIVE OAK DRIVE  
BILOXI, MS 39532 PHONE: 228-234-1649

CLIENT: DALE AND KIMBERLY  
MARMALICH  
DATE OF FIELD SURVEY:  
01/25/2023  
DRAWN BY: CAC  
JOB NUMBER: 15208.dwg

MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A RESUBDIVISION OF COUNTY  
PARCEL NUMBER  
0511J-02-073.000, CITY OF LONG  
BEACH, FIRST JUDICIAL DISTRICT  
OF HARRISON COUNTY,  
MISSISSIPPI

**CERTIFICATE OF APPROVAL**

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public streets, or any change in existing public streets, the extension of public water or sewer system or the installation of drainage improvements through one or more lots to serve one or more lots. That the subdivision shown is in all respects in compliance with the City ordinances of Long Beach and that therefore this plat has been approved by the administrator subject to its being recorded in the Harrison County Courthouse within (60) days of the date below.

ADMINISTRATOR \_\_\_\_\_

DATE \_\_\_\_\_

**CERTIFICATE OF SURVEY AND ACCURACY**

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and a deed description recorded in instrument no. 2016-3513-D-J1 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 12th day of MARCH, 2023.



Clifford A. Crosby, P.L.S.

2539

MS P.L.S. NO.

**PLANNING COMMISSION**

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Planning Commission Chairman \_\_\_\_\_

Date \_\_\_\_\_

**ACCEPTANCE**

Submitted to and approved by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

ADOPT: \_\_\_\_\_

ATTEST: \_\_\_\_\_

MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_

PREPARED BY:

**CLIFFORD A. CROSBY, PLS**

716 LIVE OAK DRIVE  
BILOXI, MS 39532 PHONE: 228-234-1649

CLIENT: DALE AND KIMBERLY  
MARMALICH  
DATE OF FIELD SURVEY:  
01/25/2023  
DRAWN BY: CAC  
JOB NUMBER: 15208.dwg

MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A RESUBDIVISION OF COUNTY  
PARCEL NUMBER  
0511J-02-073.000, CITY OF LONG  
BEACH, FIRST JUDICIAL DISTRICT  
OF HARRISON COUNTY,  
MISSISSIPPI

**CERTIFICATE OF OWNERSHIP**

I hereby certify that I am one of the owners of the property described hereon, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

*Dale William Marmalich*  
DALE WILLIAM MARMALICH

3/17/23  
DATE

Subscribed and sworn to before me, in my presence this 17<sup>th</sup> day of March 2023, a Notary Public in and for the County of Harrison, State of Mississippi.



*Jessica R. Sykes*  
NOTARY PUBLIC

My Commission Expires: January 3, 2027

**CERTIFICATE OF OWNERSHIP**

I hereby certify that I am one of the owners of the property described hereon, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

*Kimberly R. Marmalich*  
KIMBERLY R. MARMALICH

3/17/23  
DATE

Subscribed and sworn to before me, in my presence this 17<sup>th</sup> day of March 2023, a Notary Public in and for the County of Harrison, State of Mississippi.



*Jessica R. Sykes*  
NOTARY PUBLIC

My Commission Expires: January 3, 2027

PREPARED BY:

**CLIFFORD A. CROSBY, PLS**  
716 LIVE OAK DRIVE  
BILLOXI, MS 39532 PHONE: 228-234-1649



**MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Special Tap Fee: 20114 Pineville Road.				
Date: 02-03-32				
SEWER AND WATER TAP				
<b>MATERIALS:</b>				
QTY.		ITEM	PRICE	TOTAL
2	EA	6" wye	\$53.04	\$106.08
2	EA	6" FERNCO	\$16.84	\$33.68
2	EA	6" CAPS	\$13.22	\$26.44
30	FT	6" SDR 26	\$9.18	\$275.40
1	EA	8"X1" Tap Saddles	\$34.10	\$34.10
1	EA	1" Corp Stop	\$58.84	\$58.84
1	EA	1" Curb Stop	\$68.25	\$68.25
15	FT	Roll Tube	\$0.65	\$9.75
1	EA	Meter Box	\$93.00	\$93.00
<b>TOTAL MATERIAL COST</b>				<b>\$705.54</b>
<b>EQUIPMENT:</b>				
QTY.		ITEM	PRICE	TOTAL
8	HRS	161-TRACK HOE	\$25.00	\$200.00
8	HRS	DUMP TRUCK/ Trailer	\$50.00	\$400.00
8	HRS	CREW TRUCK	\$15.00	\$120.00
<b>TOTAL EQUIPMENT COST</b>				<b>\$720.00</b>
<b>LABOR:</b>				
			LABOR	TOTAL
				\$895.51
<b>TOTAL LABOR COST</b>				<b>\$895.51</b>
<b>FUEL:</b>				
			TOTAL MATERIAL COST	TOTAL
			TOTAL EQUIPMENT COST	\$705.54
			TOTAL LABOR COST	\$720.00
			<b>TOTAL</b>	<b>\$895.51</b>
			10% FUEL COST	<b>\$232.10</b>
<b>PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:</b>				<b>\$1,425.54</b>
City of Long Beach				
P.O. Box 591				
Long Beach, MS 39560				
<b>PLEASE REMIT LABOR &amp; FUEL COST TO:</b>				<b>\$1,127.61</b>
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
<b>TOTAL WATER TAP FEE COST</b>				<b>\$2,553.15</b>

MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

161 Lameuse St., Suite 203  
Biloxi, MS 39530  
228-967-7137



OVERSTREET  
& ASSOCIATES  
CONSULTING ENGINEERS

630 Delmas Ave., Suite B  
Pascagoula, MS 39567  
228-967-7137

April 12, 2023

City of Long Beach  
P.O. Box 929  
Long Beach, MS 39560

**RE: Certificate of Subdivision – Tax Parcel No. 0511J-02-073.000**

Ladies and Gentlemen:

We have received a revised Certificate of Subdivision for the referenced property, which can be described as a parcel of land that lies on the northeast corner of the Pineville Rd and Ashley Ln intersection. The submitted subdivision proposes to divide an existing parcel into two new parcels. Proposed Parcel "1" will be nearly 0.27 acres in size, with approx. 77 feet of street frontage on Pineville Rd. Proposed Parcel "2" will be nearly 0.60 acres in size, with 35 feet of street frontage on Pineville Rd.

The Certificate itself has all appropriate certifications and information. If granted, City approval of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,

Billy Swort, E.I.

BS-539

After considerable discussion, and upon the recommendation by a City Engineer, Commissioner Walters made motion, seconded by Vice Chairman Barlow and unanimously carried recommending the application as submitted.

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**MINUTES OF APRIL 13, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

APPROVED:

\_\_\_\_\_

Chairman Frank Olaiivar

DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

Tina M. Dahl, Minutes Clerk