



Commissioner Flowers
Commissioner Layel
Commissioner Debrow
Commissioner Rubar
Commissioner Hourin
Commissioner Torguson
Commissioner Hector

MINUTES

PLANNING AND ZONING COMMISSION

Tuesday, May 25, 2021

6:00 PM CST

Council Chambers, City Hall
and via teleconference, if necessary

Call to Order

Chairman Rubar called the meeting to order at 6:00p.m.

Statement of Purpose

1. May our decisions today be made with wisdom, careful deliberation and in the best interest of the City of Diamondhead. May we display patience and kindness in our dealings with each other and all who are in attendance and may any decisions made today promote the health, safety and welfare of the citizens of Diamondhead and the enhancement of the City as a whole.

Commissioner Flower read the Statement of Purpose.

Pledge of Allegiance

Commissioner Layel led the Pledge of Allegiance.

Roll Call

Chairman Rubar, Commissioner Layel, Flowers, Torguson, Debrow (by teleconference). Absent: Hourin, Hector

Also present City Attorney, Derek Cusick, Building Official, Ronald Jones, Building Inspector, Beau King, and Minute Clerk, Tammy Braud.

Confirmation or Adjustments to Agenda

Commissioner Layel made a motion, second by Commissioner Flowers to approve the Agenda as presented.

Motion Carried Unanimously

Approval of Minutes

1. Approval of April 27, 2021 minutes

Commissioner Flowers made a motion, second by Commissioner Layel to approve the minutes of April 27,2021.

Motion Carried Unanimously

New Business

2. The City of Diamondhead represented by Ronald Jones, Building Official, has filed an application requesting a text amendment to eliminate Coastal AE Zones from the Flood Damage Prevention Ordinance (Ord. 2012-006). Case File Number is 2021000132. The proposed text amendments would remove "Coastal AE Zone" from Chapter 14: Flood Damage Prevention. Section 14-105 (15) – General standards for all zones; remove "and coastal AE zone". Section 14-106 – Specific standards for riverine zones; remove "and coastal AE zones" from the first paragraph. Section 14-110 – Coastal high hazard areas; remove "coastal AE zones and" from the first paragraph, (1) remove "coastal AE zones and", (3) delete, (4) renumber as (3), (5) renumber to (4) and remove "coastal AE zones and", (6) renumber to (5), (7) renumber to (6) and remove "coastal AE zones and", (8) renumber to (7), (9) renumber to (8), (10) renumber to (9), (11) renumber to (10) and remove "coastal AE zones and", (12) renumber to (11), (13) renumber to (12) and remove "coastal AE zones and".

Building Official, Ronald Jones spoke and answered questions from the Commissioners. He explained why this request was made. His recommendation is to approve the request.

Chairman Rubar asked for any public comments. None was given.

Commissioner Torguson made a motion, second by Commissioner Layel to approve the recommendation as presented to the City Council.

Ayes: Debrow, Layel, Flower, Ruar, Torguson.

Nays: None Absent: Hourin, Hector

3. Elliott Homes, LLC has filed an application requesting a variance from the Zoning Ordinance (Article 4.6.5) to construct a residence on a corner lot with a front yard setback of 17.1' from the south property line. The variance requested is 2.9'. The property is located at 9846 Kaimuki Court. The tax parcel number is 067H-2-25-219.000. The legal description is Diamondhead Subdivision Phase 2, Unit 7, Block 6, Lot 49. The property is located in an R-2 zoning district. The front yard setback is back 20' from the front property line. The Case Number is 202100077.

Building Official, Ronald Jones, spoke and answered questions from the Commissioners. He stated he was given an email from David Boan, stating that he was opposed to the request.

Chairman Rubar asked if anyone was present to represent Elliot Homes. No one was present.

Chairman Rubar asked for any public comments. None was given.

Ronald Jones, Building Official gave a recommendation to deny the request for reasons listed in his staff report.

Commissioner Layel made a motion, second by Commissioner Flowers to deny the request based on the facts listed in the staff report to the City Council.

A roll call was taken:

Ayes: Debrow, Layel, Torguson, Flowers, Rubar

Nays: None

Absent: Hourin, Hector

Motion Carried Unanimously

Unfinished Business

None

Open Public Comments to Non-Agenda Items

None

Commissioners' Comments

None

Communication / Announcements

4. Next City Council meeting June 1, 2021.

Next Planning Commission meeting June 29, 2021.

Ronald Jones, Building Official told the Commissioner that we have 3 variance cases and the review on the Comprehensive Plan at the next meeting.

Adjourn or Recess

Commissioner Flowers made a motion, second by Commissioner Layel to adjourn the meeting at 6:36 p.m.

Motion Carried Unanimously

J. Rubar, Chairman

Planning & Zoning