



Commissioner Flowers
Commissioner Layel
Commissioner Debrow
Commissioner Torguson
Commissioner Hector

MINUTES
PLANNING AND ZONING COMMISSION
Wednesday, March 23, 2022
6:00 PM CST
Council Chambers, City Hall
and via teleconference, if necessary

Call to Order

Chairman Flowers reconvene the recess meeting of March 22,2022 on March 23,2022 at 6:00 p.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 Torguson read the Statement of Purpose.

Pledge of Allegiance

Commissioner Debrow led the Pledge of Allegiance.

Roll Call

Commissioners Debrow, Torguson, Flowers, Hector Absent: Layel

Also present City Attorney Derek Cusick, Development Coordinator Pat Rich, Building Official Ronald Jones

Confirmation or Adjustments to Agenda

Commissioner Debrow made a motion, second by Commissioner Torguson to approve the Agenda as presented.

Roll Call

Ayes: Flowers, Torguson, Debrow, Hector Absent: Layel

Motion Passed Unanimously

Approval of Minutes

1. Approval of February 22, 2022 minutes.

Commissioner Debrow made a motion, second by Commissioner Torguson to accept the minutes of February 22,2022

Roll Call

Ayes : Debrow, Flowers, Hector, Torguson Nays : None Absent: Layel

Motion Passed Unanimously

New Business

2. Robert Barber with Orion Planning is presenting their recommendation for short term rental ordinance.

Robert Barber with Orion Planning presented recommendations for short term rentals. He spoke about the meaning of short term rentals, table of uses reviewed in all residential uses, and set conditions A - K. Chairman Flowers asked to clarify on radial, Commissioner Debrow asked about measures from the building, City Manager Mike Reso asked about HOA rules, and City Attorney Derek Cusick asked about enforcement.

Development Coordinator Pat Rich read into record a letter received by Margaret Nutkins

3. The City of Diamondhead represented by Ronald Jones, Building Official, has filed an application requesting a text amendment to correct an inconsistency in the Zoning Ordinance (Ord. 2012-019). Case File Number is 202200081. The proposed text amendment will make the following change to Zoning Ordinance Article 5 - General Regulations, Article 5.6.4 - Ownership, - add "not" after "shall" in the last sentence to read, "A nonconforming use of land or structure shall not lose its nonconforming status upon the sale to a new owner".

Development Coordinator Pat Rich presented the case to the commissioners..

Chairman Flowers asked for any comments.

Commissioner Torguson made a motion, second by Commissioner Hector to correct the amendment as petitioned

Roll Call

Ayes : Debrow, Flowers, Torguson, Hector

Nays: None

Absent: Layel

Motion Passed Unanimously

4. Prest Prop, LLC, represented by Robert Thirstrup, Managing Member, has filed an application requesting Planning Commission Review as required by the Zoning Ordinance (Article 4.21.1 B) to allow the operation of a drive-in restaurant (PJ's Coffee) within the planned Prestige Fitness Club and Spa. The property address is 4422 Kalani Drive. The tax parcel number is 132A-2-03-024.000. The property is in a C-1 General Commercial zoning district. Drive-in restaurants are considered permitted uses with the review and approval of the Planning Commission (Article 2.4). The Case File Number is 202200117.

Development Coordinator Pat Rich presented the case to the Commissioners.

Chairman Flowers asked for public comments. None

Development Coordinator Pat Rich read the staff report recommending approving site plans for PJs Coffee as it relates to parking requirements, traffic flow, and traffic standards.

Commissioner Torguson made a motion, second by Commissioner Hector to accept the recommendation and finding listed in the staff report.

Roll call

Ayes: Debrow, Hector, Flowers, Torguson

Nays: None

Absent: Layel

Motion Passed Unanimously

Unfinished Business

None

Open Public Comments to Non-Agenda Items

None

Commissioners' Comments

None

Communication / Announcements

5. The next City Council meeting is April 5, 2022.

The next Planning Commission meeting is Wednesday, April 27, 2022.

Adjourn or Recess

Commissioner Debrow made a motion, second by Commissioner Torguson to adjourn the meeting at 6:58 pm

Motion Pass Unanimously

H. Flowers, Chairman

Planning & Zoning