



Commissioner Bennett
Commissioner Brewer
Commissioner Cook
Commissioner Debrow
Commissioner Flowers
Commissioner Layel
Commissioner Nicaud

MINUTES

PLANNING AND ZONING COMMISSION

Tuesday, October 25, 2022

6:00 PM CST

Council Chambers, City Hall
and via teleconference, if necessary

Call to Order

Chairman Flowers called the meeting to order at 6:05 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 Debrow read the Statement of Purpose.

Pledge of Allegiance

Commissioner Cook led the Pledge of Allegiance

Roll Call

Present at the meeting were: Chairman Flowers, Commissioners Nicaud, Layel, Bennett, Debrow, Cook, Brewer. Also present were City Attorney, Derek Cusick, Building Official, Ronald Jones, Development Coordinator, Pat Rich, Minute Clerk, Tammy Braud.

Confirmation or Adjustments to Agenda

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

Motion Passed Unanimously

Approval of Minutes

1. Approval of September 27, 2022 minutes.

Commissioner Debrow made a motion, second by Commissioner Cook to approve the Minutes of September 27, 2022

Motion Passed Unanimously

New Business

2. Structures of Diamondhead, Inc. represented by Jimmy Grotkowski has submitted a Sketch Plat for "Townhouses at Highpoint" for review, consideration, and approval. The Sketch Plat is a 17-lot single-family attached townhouse unit subdivision on a 2.08 Acre tract of land, being 067L-0-35-089.000. The subject property is in PT SE1/4-NE1/4 35-7-14. The property is bordered on three sides by Highpoint Drive and homes along Golf Club on the southwest.

Development Coordinator Pat Rich spoke to Commissioners and answered their questions.

Chairman Flowers asked if anyone was present to represent Structures of Diamondhead.

Jimmy Grothowski representing Structures spoke to Commissioners and answered their questions.

The City Attorney explained to the Council , what is looked at for a sketch plat approval, which Structures meet.

Chairman Flowers asked for public comments.

Sandra Gray, Betsy Nolan, Charles Whitmore, Gerald Binninger, Cindy Sievert all stated their concerns.

Development Coordinator, Pat Rich read the staff report recommending to approve the sketch plat as petitioned with the following conditions:

1. Structures would be responsible for offsite drainage improvements
2. Fire Department access road (to access the storage shed.)
3. Adjust the property line so that the property line will not be in the roadway.

Commissioner Brewer made a motion, second by Commissioner Bennett to approve the recommendation to the City Council

Roll Call:

Ayes: Debrow, Nicaud, Brewer, Layel, Bennett, Flowers

Nays: Cook

Motion Passed

3. Elliott Homes, LLC. represented by Josh Fleming has submitted a request for a variance from the Subdivision Regulations (Article 308.6) to allow the construction of a cul-de-sac 723 feet in length. The variance requested is 123 feet. The property address is the proposed Hahalua Lane at Diamondhead Lakes Drive in the Diamondhead Lakes subdivision. The tax parcel number is 067L-0-35-012.000. The maximum length of a cul-de-sac is 600 feet. The variance requested is 123 square feet. The Case File Number is 202200448.

Development Coordinator, Pat Rich spoke to and answered questions from the commissioners.

Chairman Flowers asked if anyone was present to represent Elliott Homes.

Cara Wagner representing Elliott Homes spoke to commissioners , and answered their questions.

Chairman Flowers asked for any Public Comments

Peter Higgins, and Louis Ertel spoke against the variance.

Development Coordinator, Pat Rich read the staff recommendation to approve the variance as petitioned.

Commissioner Debrow made a motion, second by Chairman Flowers to approve the variance as petitioned to the City Council.

Roll Call:

Ayes: Debrow, Brewer, Cook

Nay: none

Abstain : Nicaud , Layel, Bennett, Flowers

Motion Failed

Case Number 202200448 will be sent to City Council without an recommendation.

4. Craig Bergeron has filed an application requesting a variance from the Zoning Ordinance (Article 4.5.5 G) to allow the construction of a 1,706 square foot residence on a lot designated 2,000 square foot minimum. The variance requested is 294 square feet. The property address is 6410 Huko Court. The tax parcel number is 131D-2-13-009.000. The property is in a R-1 zoning district. The minimum square footage for this lot is 2,000. The variance requested is 294 square feet. The Case File Number is 202200450.

Development Coordinator Pat Rich presented the case and answered question from the commissioners.

Chairman Flowers asked if anyone was present to represent Mr Bergeron.

Craig Bergeron spoke and answered questions from the commissioners.

Chairman Flowers asked for public comments. None

Development Coordinator, Pat Rich read the staff report recommending to deny the variance for reasons listed in the report.

Commissioner Bennett made a motion , second by Commissioner Debrow to allow a variance of 200 square feet.

Motion Passed Unanimously

Unfinished Business

None

Open Public Comments to Non-Agenda Items

None

Commissioners' Comments

Communication / Announcements

5. The next City Council meeting is Tuesday, November 1, 2022, at 6pm.
The next Planning Commission meeting is Tuesday, November 8, 2022, at 6pm.

Adjourn or Recess

Commissioner Brewer made a motion, second by Commissioner Nicaud to adjourn the meeting at 7:52 p.m.

Motion Passed Unanimously

H. Flowers, Chairman
Planning & Zoning