



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

MINUTES

PLANNING AND ZONING COMMISSION

Tuesday, July 27, 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 6:05 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 Hourin read the Statement of Purpose.

Pledge of Allegiance

Commissioner Torguson led The Pledge of Allegiance.

Roll Call

Commissioner Flowers, Hourin, Torguson, Debrow via teleconference, Chairman Rubar.

Also present were City Attorney, Derek Cusick, Building Official, Ronald Jones, Code Enforcement Officer, Pat Rich, Building Inspector, Beau King, and Minute Clerk, Tammy Braud.

Confirmation or Adjustments to Agenda

Anthony Diaz requested a postponement of his application

Commissioner made a motion, second by Commissioner Hourin to approve the Agenda.

Roll Call:

Ayes: Debrow, Flowers, Hourin, Torguson, Rubar Nays: none Absent: Hector, Layel

Motion Passed Unanimously

Approval of Minutes

1. Approval of June 29, 2021 minutes.

Commissioner Flowers made a motion, second by Commissioner Hourin to approve the Minutes of June 29, 2021

Roll Call:

Ayes: Debrow, Flowers, Hourin, Torguson, Rubar Nays: none Absent: Hector, Layel

Motion Passed Unanimously

New Business

2. Anthony Diaz has filed an application requesting a variance from the Zoning Ordinance (Article 9.8 J) to construct a 6' wood privacy fence starting 40' from the southeast corner of the house towards Amoka Drive, extending 10' towards Ieke Drive then along Ieke Drive to the southwest rear property line. The variance requested is 40' from the front façade of the house (southeast corner) and 6' from the front property line (Ieke Drive side). The property address is 8454 Amoka Drive. The tax parcel number is 068J-1-41-325.000. The legal description is Diamondhead Subdivision Phase #2, Unit 11, Block 7, Lot 4. The property is located in an R-2 zoning district. Corner lots have two front yard setbacks and two front facades (along each street). The fence is required to be set back 20' from the front property line but not any closer than the façade of the house.

Anthony Diaz requested a postponement of his application.

3. Structures of Diamondhead represented by Jim Grotowski, owner, and Duke Levy, engineer, has submitted "the Sketch Plat for The Preserve Subdivision Phase 2" for review, consideration and approval. The Sketch Plat is a 24 lot development having lot sizes ranging from the smallest lot of 7,025 sf to the largest lot of 12,906 sf. The total number of acres is approximately 8.97 acres as part of a larger parcel of 28 acres. The current zoning of lots is R-2 medium Density single Family. The property is generally located north of and adjacent to The Preserve Subdivision Phase 1.

Ronald Jones, Building Official explained to the Commissioners the stages of a Sketch Plat. Code Enforcement Officer, Pat Rich explained the actions that was taken, the review process by the City Engineer, and how the Sketch Plat contained all requirements per the Subdivision Regulations.

Chairman Rubar asked if anyone was present to represent Jim Grotowski owner of Structures of Diamondhead.

Duke Levy spoke and answered questions from the Commissioners. He stated there will be 25 lots in this subdivision.

Chairman Rubar asked for any public comments.

Penny Crawford stated she was opposed to this project.

Besty Nolan asked a question about construction traffic.

Code Enforcement Officer, Pat Rich, read the staff report recommending approval of the sketch plat.

Commissioner Torguson made a motion, second by Commissioner Hourin to accept the recommendation of the Staff Report and recommend approval of the Sketch Plat to City Council.

Roll Call:

Ayes: Debrow, Flowers, Torguson, Hourin, Rubar

Nays: none

Absent: Hector, Layel

Motion Carried Unanimously

4. MDGA, LLC represented by Michael Casano and Kyle Ladner has submitted a Sketch Plat for a new subdivision for review, consideration, and approval. The Sketch Plat is for a 76 single family lot subdivision on a 19.86 Acre tract of land, parcel number 132A-01-03-113.000. The subject property is in NW ¼ of Section 2 Township 8S Range 14W. The lot sizes range from the smallest of

6,000 sf to the largest lot of 13,368 sf. The property is located East of Kalipekona Way and Kaiki Drive, West of Pine Golf Course Hole # 15 & 16, North of Kaiki Drive and south of Kalipekona Way. Entrances will be the south end of Iona Street, south end of Koula Drive and east end of Hoaka Lane. The case file number is 202100189.

Code Enforcement Officer, Pat Rich told the Commissioner about the process in a sketch plat., Mr Rich also advised that both phases were to be considered.

Chairman Rubar asked if anyone was present to speak on behalf of MDGA.

Bobby Heinrich with Heinrich & Assoc. spoke and answered questions from the Commissioners. He stated this will be a 73 lot subdivision.

Chairman Rubar asked for public comments.

Penny Crawford, Evelyn Ward, Eileen O'Brien, Devin Goodwin, John Thomas all spoke to Commissioners and were all opposed to the project, city drainage, flooding, traffic, and other concerns.

Code Enforcement Officer, Pat Rich, read the staff report recommending approval of the Sketch Plat.

Commissioner Hourin made a motion, second by Commissioner Torguson to accept the recommendation of the staff to recommend approval of the sketch plat to City Council.

Roll Call:

Ayes: Debrow, Flowers, Torguson, Hourin, Rubar. Nays: None Absent: Hector, Layel

Motion Carried Unanimously

5. The City of Diamondhead represented by Ronald Jones, Building Official, has filed an application requesting a text amendment to require all drawings to be computer aided design (CAD) in the Subdivision Regulations (Ordinance Number 2020-001). The proposed text amendment shall add to Article 301.4. "All drawings shall be computer aided design (CAD)". The proposed text amendment shall also add to Article 302.1. "All drawings shall be computer aided design (CAD)". The proposed text amendment shall also add to Article 304.1. "All drawings shall be computer aided design (CAD)". Article 304.1 b shall also be amended. After "The plans and specifications shall be prepared in accordance with good engineering practice and City of Diamondhead's design standards". Insert "All drawings shall be computer aided design". The case file number is 202100267.

Building Official, Ronald Jones spoke to the Commissions about the Text Amendment.

Chairman Rubar asked for any public comments. None

Ronald Jones, Building Official, read the staff report recommending approval of the text amendment.

Commissioner Hourin made a motion, second by Commissioner Flowers to accept the recommendation of the staff and recommend approval of the text amendment to the City Council

Roll Call:

Ayes: Debrow, Flowers, Torguson, Hourin, Rubar Ayes: none Absent: Hector, Layel

Motion Carried Unanimously

Unfinished Business

Open Public Comments to Non-Agenda Items

Commissioners' Comments

None

Communication / Announcements

One case for next months meeting, text amendment.

Adjourn or Recess

Commissioner Flowers made a motion, second by Commissioner Hourin to adjourn the meeting at 7:56 p.m.

Motion Carried Unanimously