



## MINUTES

**PLANNING AND ZONING COMMISSION**  
**Diamondhead, Mississippi**  
**Diamondhead City Hall Council Chambers**  
**July 28, 2015**  
**5:30 p.m. CST**

1. Chairman Malley called the meeting to order at 5:35 p.m. CST.
2. Commissioner Hensley recited the Statement of Purpose.
3. Pledge of Allegiance was led by Commissioner Garrison.
4. Clerk Jeannie Klein called roll- Present: Commissioners Bice, Garrison, Hensley, Malley, and Bower. Absent: Commissioners Smith and Miller.

Also present: City Manager Reed, City Attorney Derek Cusick, Ron Jones Building Official and Minutes Clerk Jeannie Klein.

Others present: Mike Zeanchock

5. **Approve Minutes.** - Commissioner Hensley moved, seconded by Commissioner Garrison, to approve the Minutes of June 23, 2015 as presented.

Ayes: Bice, Garrison, Hensley, Bower and Malley. Nays: None. Absent: Smith and Miller.

### **MOTION CARRIED UNANIMOUSLY**

6. **Confirmation of the Agenda**

Commissioner Bice moved, seconded by Commissioner Garrison, to confirm and approve the agenda as presented.

Ayes: Bice, Garrison, Hensley, Bower and Malley. Nays: None. Absent: Smith and Miller.

### **MOTION CARRIED UNANIMOUSLY**

7. **New Business – Case File Number 2015-00200**

Mr. Mike Zeanchock has filed an application requesting 2 side yard variances from the Zoning Ordinance (Article 4.6.5 E ii) to allow the construction of a carport within 1' of the southwest

property line and to allow the construction of a screen room within 3' of the northeast property line.

The property address is 8920 Anahola Place. The tax parcel number is 067J-3-36-156.000. The property is located north of and adjacent to Anahola Place and west of Anahola Court.

Mr. Zeanchock presented to the Commission his plans to construct a carport on an existing concrete slab. Numerous inquiries were made as to whether or not the structure would encroach into the drainage/utility easement. It was noted the Mr. Zeanchock purchased the property with the existing concrete slab in place.

Commissioner Garrison moved to tabled.

**Motion died for lack of a second.**

Commissioner Garrison moved to deny the variance application Case File 2015-0200, Chairman Malley seconded.

Ayes: Bice, Garrison, Hensley and Malley. Nays: Bower. Absent: Smith and Miller.

**MOTION CARRIED**

**8. Unfinished Business –**

Tabled matter: Case File 2015-0160 – Variance application of Arthur Deeks. Building Official Jones informed the Commission he had received from the applicant written notice to withdraw the variance application. Deeks will proceed with the permitting process to construct a conforming fence.

**9. Open Public Comments to Non-Agenda Items – None**

**10. Commissioner's Comments –**

Chairman Malley suggested a workshop with the City Council to address the outbuilding ordinance. He would like to see a review of the outbuilding square footage currently allowed implying that a potential amendment to the ordinance may be appropriate allowing structures to be erected in a percentage-based manner as it relates to size of the lot.

**11. Communications / Announcements – None**

**12. Adjourn** - Commissioner Garrison moved, seconded by Commissioner Hensley, to adjourn at approximately 6:15 p.m. CST. The motion carried unanimously.



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David Malley, Chairman  
Planning & Zoning  
City of Diamondhead, MS