

**MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA  
JUNE 23, 2022  
REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION  
CITY OF LONG BEACH, MISSISSIPPI  
5:30 O'CLOCK P.M.  
LONG BEACH CITY HALL  
MEETING ROOM  
201 JEFF DAVIS AVENUE**

**I. CALL TO ORDER**

**II. ROLL CALL AND ESTABLISH QUORUM**

**III. PUBLIC HEARINGS**

- 1. Variance- 504 Trautman Avenue, Tax Parcel 0612F-02-081.000, Submitted by Michael J. Bohlke and Alan D. Stennett (owners).

**IV. ANNOUNCEMENTS**

**V. APPROVE MINUTES**

- 1. June 9, 2022

**VI. UNFINISHED BUSINESS**

- 1. Certificate of Resubdivision- 5535 Gates Avenue, Tax Parcel 0611J-01-011.001, Submitted by Kathleen G. Fayard.

**VII. NEW BUSINESS**

- 1. Tree Removal- 315 East 3<sup>rd</sup> Street, Tax Parcel 0612A-04-048.000, Submitted by Robert B. Dorr.
- 2. Tree Removal- Long Beach Oaks, Lot 4, Tax Parcel 0612F-02-016.017, Submitted by Walter N. Thomas.
- 3. Tree Removal- 1305 Wisteria Lane, Tax Parcel 0511K-02-030.000, Submitted by Dona Banks.
- 4. Certificate of Resubdivision- 504 Trautman Avenue, Tax Parcel 0612F-02-081.000, Submitted by Michael Bohlke and Dale Stennett (owners).
- 5. Final Plat Approval- Sumner Grove, Commission Road, 18 Lots, Tax Parcel 0611J-01-027.000, Submitted by Sumner Grove, LLC.

**VIII. DEVELOPMENT & RESEARCH**

**IX. ADJOURN**

**\*\*\*NOTES\*\*\***

\*\*All decisions made at this meeting are subject to a ten (10) day appeal for a Public Hearing and/or the Mayor and Board of Aldermen approval on July 5, 2022.

\*\*The agenda for the Planning Commission meeting closes at 12:00 O'clock (noon), and/or in accordance with applicable ordinances, the Thursday prior to the meeting day.

Commissioner Sawyer Walters read the Opening Statement for the Planning and Development Commission.

\*\*\*\*\*

**MINUTES OF JUNE 23, 2022  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Be it remembered that a public hearing was heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, the 23rd day of June 2022, in said City, and the same being the time, date and place fixed for holding said public hearings.

There were present and in attendance on said Commission and at the Public Hearings the following named persons: Chairman Frank Olaivar, Commissioners Sawyer Walters, William Suthoff, Chris Fields, Jennifer Glenn and Marcia Kruse, and Minutes Clerk Tina M. Dahl.

Absent the public hearings were Commission Vice Chairman Shawn Barlow, Commissioner Justin Shaw, City Advisor Bill Hessell, Building Official Mike Gundlach and Inspector Ryan Ladner.

There being a quorum present and sufficient to transact the business of the public hearing, the following proceedings were had and done.

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The public hearing to consider a Variance for the property located at 504 Trautman Avenue, Tax Parcel 0612f-02-081.000, submitted by Michael J. Bohlke and Alan D. Stennett (owners) as follows:

MINUTES OF JUNE 23, 2022  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH  
201 Jeff Davis Avenue/ PO BOX 929  
Long Beach, MS 39560  
(228) 863-1554 office  
(228) 863-1558 fax

Office use only  
Date Received 5-27-22  
Zoning R-2  
Agenda Date 6-23-22  
Check Number 3935

VARIANCE REQUEST

I. Tax Parcel Number(s): 0612F-02-081,000

II. Address of Property Involved: 504 Trautman Avenue

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)  
Requesting a road frontage variance of 5' for a minor resubdivision of above parcel. Also requesting a square footage variance of 500 SF for parcel "A" and 600 SF for parcel "B."

**\*\*PLEASE COMPLETE THE FOLLOWING:**

A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement? Multiple properties in the area are similar in size / road frontage

B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this request. Please read attached

C. Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request? Please read Attached

D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable. Please read attached

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**IV. REQUIRED ATTACHMENTS:**

- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.
- B. **Survey and Site Plan.** a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- D. **Fee.** Attach a check in the amount of \$200.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

**\*\*\*NOTE\*\*\* APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.**

**V. OWNERSHIP AND CERTIFICATION:**

**READ BEFORE EXECUTING.** Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than 21 days before the 2<sup>nd</sup> or 4<sup>th</sup> Thursday of each month. Receipt of fee(s) does not constitute receipt of completed application.

**Ownership:** I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

Michael J. Bohlke  
Name of Rightful Owner (PRINT)

13 Southern Parks  
Owner's Mailing Address

Long Beach Ms 39560  
City State Zip

228-860-3005  
Phone

5/24/22  
Signature of Rightful Owner Date

Alan D. Stennett  
Name of Agent (PRINT)

211 <sup>owner</sup> Magnolia ST  
Agent's Mailing Address

Long Beach Ms 39560  
City State Zip

228-324-8911  
Phone

Alan D. Stennett 5/23/22  
Signature of Applicant Date

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J1 - GULFPORT DISTRICT  
Instrument 2022-0005595-D-11  
Filed/Recorded 03/10/2022 2:50:01 PM  
Total Fees 26.00  
3 Pages Recorded

Prepared by:  
Andrew Marion, PLLC  
Attorney-at-Law  
1919 23<sup>rd</sup> Ave.  
P.O. Box 863  
Gulfport, MS 39502  
(228)-865-9047  
MS Bar # 1866

Return to:  
Andrew Marion, PLLC  
Attorney-at-Law  
1919 23<sup>rd</sup> Ave.  
P.O. Box 863  
Gulfport, MS 39502  
(228)-865-9047  
File # 22-058

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I

Gay T. Irby  
252 East 4<sup>th</sup> Street  
Long Beach, MS 39560  
228-864-5901

do hereby sell, convey and warrant unto

Dale Stennett and Michael Bohlke  
211 Magnolia Street  
Long Beach, MS 39560  
228-324-8911

that certain tract, piece or parcel of land situated and being located in Harrison County, State of Mississippi, more particularly described as follows, to-wit:

(See Exhibit A attached, Page 3)

INDEXING INSTRUCTIONS: Blk 5, Trautman Subdivision, Harrison County, MS

Page 1 of 3

Instrument# 20220005595  
DEED BOOK - J1 - GULFPORT DISTRICT

THIS CONVEYANCE is subject to any prior reservation or conveyance of oil, gas or other mineral rights and subject to all easement restrictions, reservations and covenants of record.

IT IS AGREED and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of the date is incorrect, then the Grantor(s) agrees to pay the Grantee(s), or its assigns, any deficit on an actual proration, and likewise, the Grantee(s) agrees to pay the Grantor(s), or its assigns, any amount overpaid by it.

WITNESS MY SIGNATURE, this 10<sup>th</sup> day of March, 2022.

Gay T. Irby

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named Gay T. Irby who acknowledged that she signed and delivered the foregoing Warranty Deed on the day and year therein written as her own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 10<sup>th</sup> day of March, 2022.

MY COMMISSION EXPIRES:

NOTARY PUBLIC



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**MINUTES OF JUNE 23, 2022  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Instrument# 20220005555  
DEED BOOK - J1 - GULFPORT DISTRICT

Exhibit "A"

A lot or parcel of land being a part of Block 5, Trautman Subdivision, located in Long Beach, Harrison County, Mississippi, better described as:

Beginning at the intersection of the South margin of Magnolia Street and the West margin of Trautman Avenue and run Southeasterly along said West margin 100.0 feet, thence run Southwesterly and parallel with said South margin of Magnolia Street 140.0 feet, thence run Northwesterly and parallel with said West margin of Trautman Avenue 100.0 feet to the South margin of Magnolia Street, thence run Northwesterly along said South margin 140.0 feet to the Point of Beginning.

Page 3 of 3

Variance/subdivide request. Michael Bohlke, Dale Stennett

Reason:

We have been building/developing homes south of the tracks in Long Beach for more than eight years. The majority of our builds and sales have been to retirees who want to be south of the tracks, close to the beach and who do not want large yards or large homes. There is no demand for large oversize lots or homes. We have buyers interested now in the homes if we are able to get approval for the proposed re-subdivision.

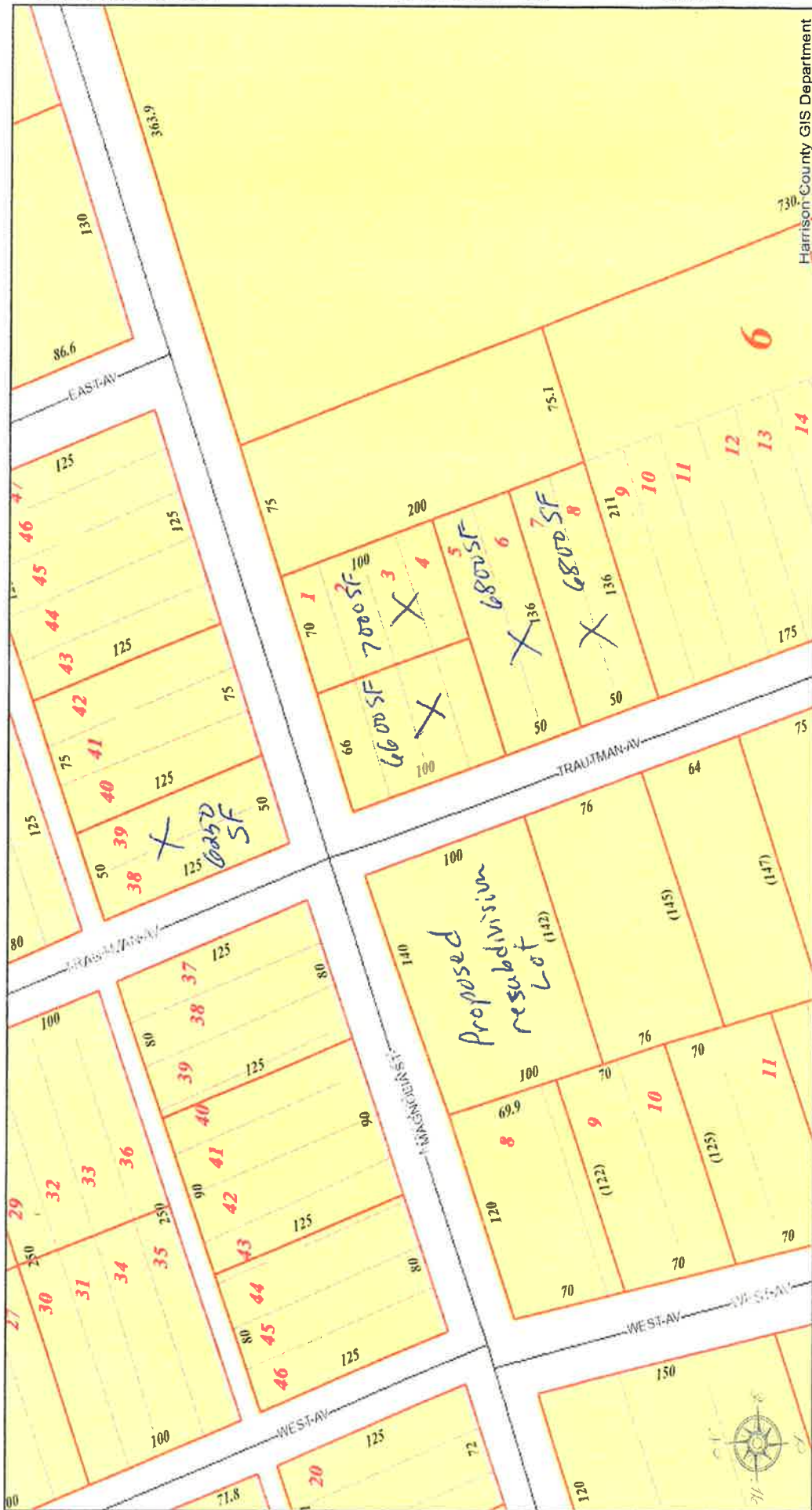
We have designed our cottages to be on the smaller size for our buyers, typically 1200 to 1500 s.f. There is a strong demand for these size homes with very few lots available to purchase at a price that will enable us to accomplish this. With multiple lots/homes in the area that are similar in size to our request we believe this will fit well with the neighborhood, we also built five of the homes directly across from this lot.

Attached are renderings of the proposed homes and a plat that shows many lots close by that are similar in size to our proposal.

We live here and want to continue being a part of the development and rebuilding of Long Beach.

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My Map

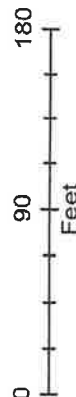


Harrison County GIS Department

**HARRISON COUNTY, MISSISSIPPI**

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.  
TAL FLURRY, TAX ASSESSOR.

MAP DATE: April 12, 2022





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The Clerk reported that twenty (20) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:



**MINUTES OF JUNE 23, 2022**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**  
City of Long Beach



**LEGAL NOTICE**  
**PUBLIC HEARING**

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a Variance.

Michael Bohlke, 13 Southern Oaks Lane, Long Beach, MS, 39560 (owner) and Dale Stennett, 211 Magnolia Street, Long Beach, MS, 39560, (owner), have filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. **The applicants are requesting a 5-foot lot width variance for parcels A and B and a density lot variance of 500 square feet for parcel A and 600 square feet for parcel B. The city requirement is 75-foot lot width minimum and 7,500 square foot lot area minimum.** The location of the request is 504 Trautman Avenue, Long Beach, Mississippi, 39560, Tax Parcel Number 0612F-02-081,000. The legal description is as follows:

BEG WHERE S LINE OF MAGNOLIA ST INTERSECTS W MAR OF TRAUTMAN AVE FOR BEG & RUN SELY ALONG W MAR OF TRAUTMAN AVE 100 FT M/L SWLY 140 FT M/L NWLY 100 FT TO S MAR OF MAGNOLIA ST NELY 140 FT M/L TO BEG LOT 54 H-S-H SURVEY SEC 14-8-12

A Public Hearing to consider the above variance will be held in the City of Long Beach, Mississippi, 39560, June 23, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

/s/ signed  
Chairman  
Planning and Development Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • (228) 863-1556 • FAX (228) 865-0622  
www.cityoflongbeachms.com



Berry Julie Ann  
516 Trautman Avenue  
Long Beach, MS 39560

Thomas Terry David  
521 Trautman Avenue  
Long Beach, MS 39560

Whitfield Jon R  
515 Trautman Avenue  
Long Beach, MS 39560

Parker Waylon M  
1800 Forsythe Avenue  
Suite 2 #320  
Monroe, LA 71201

Baggett Jana  
23585 Brigin Place  
Murietta, CA 92562

Foldrik Yvette  
119 Heron Ridge Avenue  
Port Orchard, WA 98366

Haney Janice M  
618 Magnolia Street  
Long Beach, MS 39560

Strahan Christopher Lane and Lori  
804 Magnolia Street  
Long Beach, MS 39560

Elenbaas Elizabeth Ann  
702 Magnolia Street  
Long Beach, MS 39560

Jones Mary  
704 Magnolia Street  
Long Beach, MS 39560

Schloegel Carly  
706 Magnolia Street  
Long Beach, MS 39560

Tabor Maggie E  
127 West Avenue  
Long Beach, MS 39560

Kemp Stanley H and Susan M  
216 Trautman Avenue  
Long Beach, MS 39560

Davis-McDonald Samantha B  
129 Trautman Avenue  
Long Beach, MS 39560

Judice Lisa K  
708 Magnolia Street  
Long Beach, MS 39560

Beavers Baxter L  
113 Lake Harbor Point  
Brandon, MS 39047

Cooper Keith A and Sharon M  
700 Magnolia Street  
Long Beach, MS 39560

Ryan Thomas C Jr and Charlotte F  
18045 Allen Road  
Long Beach, MS 39560

Cossitt Michael Kirk -ETAL- Trustees  
705 Magnolia Street  
Long Beach, MS 39560

Kable Jonathan L and Karen  
204 West Avenue  
Long Beach, MS 39560

MINUTES OF JUNE 23, 2022
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AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the undersigned legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, STACY DAHL, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission, who being by me first duly sworn, deposes and says on oath as follows, to-wit:

- 1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within one hundred sixty feet (160') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in the Zoning Ordinance Number 598 of the City of Long Beach and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach.
3. That on June 1, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty (20) property owners within 160' of 504 Troutman Avenue, Tax Parcel 0612F-32 081.000, notifying them that a public meeting will be held, June 25, 2022, to consider an application for a Variance filed by Michael Bohke and Dale Stennett (owners).

Given under my hand and seal this 1st day of June 2022.

Stacy Dahl
STACY DAHL, AFFEANT

SWORN TO AND SUBSCRIBED before me on this the 1st day of June 2022.

Kimi Gonsoulin
NOTARY PUBLIC

-My Commission Expires-



The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON
PERSONALY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said publication \_\_\_ weeks in the following numbers and on the following dates of such paper:
Vol. No. 22 dated 3 day of June, 2022
No. dated day of 20
No. dated day of 20
No. dated day of 20
No. dated day of 20
No. dated day of 20
No. dated day of 20
No. dated day of 20
No. dated day of 20
No. dated day of 20
I further states on oath that said newspaper established and published continuously in city for period of more than twelve months the first publication of said notice.
Sworn to and subscribed before me this 1 day of June, A.D. 2022
Notary Public

Commission Chairman Frank Olavar asked for anyone speaking in favor or opposition and no one came forward.

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Commissioner Walters made motion, seconded by Commissioner Glenn and unanimously carried to close the public hearing.

After considerable discussion, Commissioner Glenn made motion, seconded by Commissioner Levens to approve the Variance, as submitted. The question being put to a roll call vote, the result was as follows:

Commissioner Walters	Voted	Nay
Commissioner Suthoff	Voted	Nay
Commissioner Levens	Voted	Yay
Commissioner Fields	Voted	Nay
Commissioner Glenn	Voted	Yay
Commissioner Kruse	Voted	Yay

Due to the vote resulting in a tie of the Commissioners present and voting, Commission Chairman Frank Olaivar cast a vote of Yay breaking the tie and declared the motion carried.

\*\*\*\*\*

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 23rd day of June 2022, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Commission Chairman Frank Olaivar, Sawyer Walters, William Suthoff, Chris Fields, Jennifer Glenn and Marcia Kruse, and Minutes Clerk Tina M. Dahl.

Absent the regular meeting were Commission Vice Chairman Shawn Barlow, Commissioner Justin Shaw, City Advisor Bill Hessell, Building Official Mike Gundlach and Inspector Ryan Ladner.

There being a quorum present and sufficient to transact the business of this regular meeting, the following proceedings were had and done.

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Commissioner Walters made motion, seconded by Commissioner Suthoff and unanimously carried to approve the Regular Meeting minutes of June 9, 2022, as submitted.

\*\*\*\*\*

**MINUTES OF JUNE 23, 2022  
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It came for discussion under Unfinished Business, Certificate of Resubdivision for property located at 5535 Gates Avenue, Tax Parcel 0611J-01-011.001, submitted by Kathleen G. Fayard.

Due to the absence of new information, Commissioner Suthoff made motion, seconded by Commissioner Walters and unanimously carried recommending to table the item until the next regular scheduled meeting.

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It came for discussion under New Business a Tree Removal for property located at 315 East 3<sup>rd</sup> Street, Tax Parcel 0612A-04-048.000, submitted by Robert B. Dorr, as follows:

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CITY OF LONG BEACH, MISSISSIPPI  
201 Jeff Davis Avenue  
P.O. Box 929  
Long Beach, MS 39560  
(228) 863-1554  
(228) 863-1558 fax  
**APPLICATION FOR TREE PERMIT**

OFFICE USE ONLY  
Date Received 6/8/22  
Zoning R-1  
Agenda Date 6-23-22  
Check Number 2338

(Initial on the line that you've read each)

RBD Routine trimming does not require a permit. The reason for pruning may include, but are not limited to, reducing risk, maintaining or improving tree health and structure, improving aesthetics, or satisfying a specific need. The City of Long Beach does recommend you obtain a licensed Arborist for your and the tree protection.

RBD Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crowned.

RBD Any person desiring a permit for removal of any Live Oak or Magnolia tree, shall submit this application and a filing fee of \$25.00 per parcel of land to which such application pertains.

TODAY'S DATE: 6/7/22

PROPERTY INFORMATION

TAX PARCEL # 0612A-04-048.000

Address of Property Involved: 315 East 3rd Street  
Long Beach, MS

Property owner name: Robert B. Dorr

Are you the legal owner of the above property? Yes  No  If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.

Property owner address: 315 East 3rd Street  
Long Beach, MS 39560

Phone No. (TR) 605-2078

CONTRACTOR OR APPLICANT INFORMATION

Company Name: \_\_\_\_\_

Phone No. \_\_\_\_\_ Fax: \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

PERMIT INFORMATION

Permit for: Removal  Trimming \_\_\_\_\_ Pruning \_\_\_\_\_

What is the reason the tree needs to be removed? Be specific ex. Construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc.:

Magnolia tree damaged by storm and punctured. (use separate sheet if needed)  
Disease has set in and trunk is breaking.  
Tree is in danger of falling.  
Live oak is too close to 4 other larger trees.  
It has grown sideways to reach sunlight.  
All of the weight is on horizontal trunks.  
Canopy of other trees thick and intertwined.  
May be leaning.

Number of Trees:  
1 Live Oak      1 Southern Magnolia

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all applicable codes, ordinances and state laws regulation construction; that I am the owner or authorized to act as the owner's agent for the herein described work.

Robert B Dorr      6/7/22  
Signature      Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

(Initial on the line that you've read each)

RBD TREE SITE PLAN: Please provide a map or diagram of the parcel of land, specifically designating the area or areas of proposed tree removal and the proposed use of such area. Please include the following: 1) location of all protected and large shade trees on the property, their size and species 2) Designate which are diseased/or damaged, 3) designate which are endangering any roadway, pavement, or utility line, 4) any proposed grade changes that might adversely affect or endanger any trees on the site and specify how to maintain them 5) designate the trees to be removed and the trees to be maintained, and 5) location of existing and/or proposed structures.

RBD PHOTOGRAPH: You must attach a photograph of the tree to be removed, the photo must show any damage the tree is causing.

RBD OWNERSHIP: Please provide a recorded warranty deed.

RBD PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or trees are situated a fee of \$1.00 per tree permitted to be removed. For removal of all other trees, a fee of \$45.00 per tree permitted to be removed. As per City of Long Beach Tree Ordinance (#364) any person removing any Live Oak or Magnolia tree within the City of Long Beach, Mississippi, without a valid tree removal permit, shall be guilty of a misdemeanor; and upon conviction thereof shall be sentenced to pay a fine not less than \$500.00 nor more than \$1000.00. The removal of each tree without having first secured a valid tree removal permit shall constitute a separate offense and shall be punishable as such.

RBD REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed; trees to be of Four (4) inches caliper deciduous trees or five (5) feet in height of evergreen or Live Oak or Magnolia trees.

RBD MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.



**MINUTES OF JUNE 23, 2022  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tree#1 - Damaged Magnolia

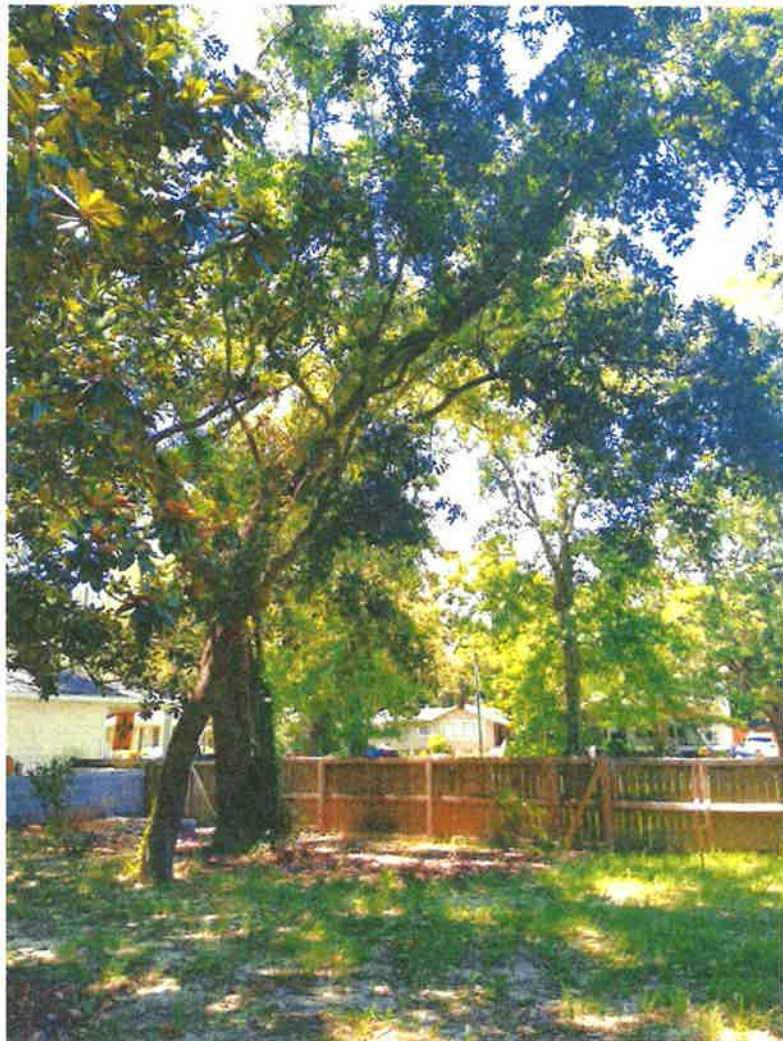




**MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

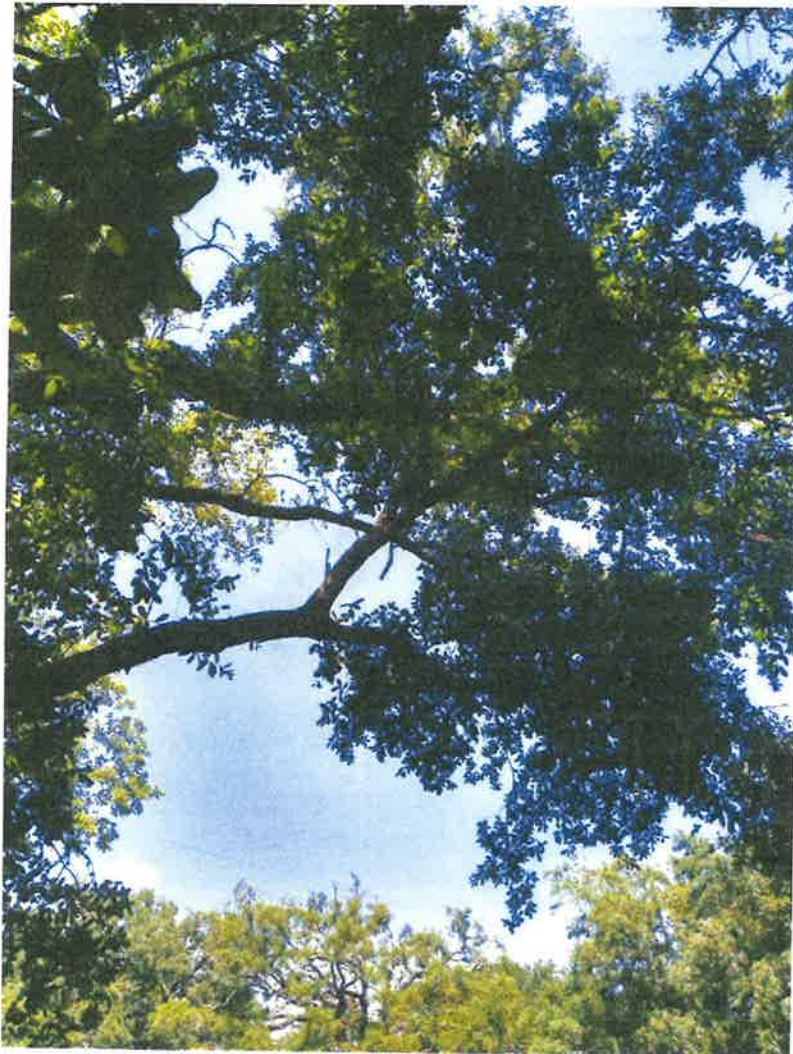


*Tree #2 - Crowded and Leaning Oak*





**MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**





**MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



For: Glenn Rishel #315 East 3rd Street Long Beach, Mississippi  Boundary Survey		<b>CASSADY - ACAD LAND SURVEYING, I</b> #1714 22nd Avenue - Gulfport Ph: (228) 896-7155 Fx: (228) Surveys@CassadyAssociat
---	--	--

Tax Parcel# 0612A-04-048.000

Prepared by:  
David B. Pilger  
Attorney at Law  
1406 Bienville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011

Grantor:  
Glenn F. Rishel, Jr., and  
Annette M. Rishel  
11 Rosalie Drive  
Long Beach, MS 39560  
Telephone: (228) 326-5320

Return to:  
David B. Pilger  
Attorney at Law  
1406 Bienville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011  
File No. Z176156N

Grantee:  
Robert Dorr and  
Pamela Dorr  
75 Spring Drive  
Hiram, GA 30141  
Telephone: (228) 527-1030

INDEXING INSTRUCTIONS: Pt of Lot 4, Blk 11, Original Long Beach, Harrison County, MS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

**WARRANTY DEED**

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, Glenn F. Rishel, Jr., and Annette M. Rishel, do hereby sell, convey and warrant unto Robert Dorr and Pamela Dorr, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereto in all ways, and being more particularly described as follows, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

This being the same property as that conveyed to Glenn F. Rishel, Jr., by instruments recorded at Instrument No. 2004-0867-0J1 and at Book 993, at Page 407, Land Deed Records of Harrison County, Mississippi.

MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

If the property is bounded by water, this conveyance includes any natural accretions, and is subject to any erosion due to the action of the elements. Such accretion and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or a coastal wetland as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by easement only.

Grantors relinquish any and all oil, gas, and other minerals owned, if any, to Grantee. No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions, and reservations of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the correction of this date is incorrect, the parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS MY SIGNATURE on this the 5<sup>th</sup> day of January, 2018.

*Glenn F. Rishel, Jr.*  
Glenn F. Rishel, Jr.  
*Annette M. Rishel*  
Annette M. Rishel

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and to the jurisdiction aforesaid, Glenn F. Rishel, Jr. and Annette M. Rishel, who acknowledged solemnly that they signed, executed and delivered the above and foregoing instrument on the day and year herein set out, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 5<sup>th</sup> day of January, 2018.

(AFFIX SEAL)



*Cassie J. Maloney*  
NOTARY PUBLIC

My commission expires:

DEED ACCEPTED BY:  
*Robert Dorr*  
Robert Dorr, Grantee

*Pamela Dorr*  
Pamela Dorr, Grantee

Exhibit "A"  
Legal Description

A parcel of land situated and being located in part of Lots 3 and 4, Block 11, ORIGINAL LONG BEACH, City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows:

BEGINNING at an iron rod found at the southeast corner of said Lot 4; thence run South 69 degrees 41 minutes 24 seconds West 126.32 feet along the south line of said Lot 4 to an iron pipe found at the southwest corner of said Lot 4 and the southeast corner of said Lot 3; thence run South 69 degrees 58 minutes 04 seconds West 10.08 feet along the south line of said Lot 3 to an iron rod set; thence run North 22 degrees 41 minutes 44 seconds West 75.00 feet to an iron rod set; thence run North 70 degrees 10 minutes 32 seconds East 3.00 feet to an iron rod set on the east line of said Lot 3 and the west line of said Lot 4; thence run North 25 degrees 00 minutes 00 seconds West 0.82 feet along the east line of said Lot 3 and the west line of said Lot 4 to an iron rod set; thence run North 20 degrees 07 minutes 36 seconds West 72.27 feet to an iron rod set on the north line of said Lot 4 and the southerly margin of East 3rd Street; thence run North 70 degrees 05 minutes 01 seconds East 118.13 feet along the north line of said Lot 4 and the southerly margin of East 3rd Street to an iron pipe found at the northeast corner of said Lot 4; thence run South 27 degrees 29 minutes 10 seconds East 148.31 feet along the east line of said Lot 4 to the POINT OF BEGINNING. Containing 18,906 square feet, more or less, according to a survey by Michael P. Blanchard, PS 02834, Cassidy-Acadia Land Surveying, LLC, 1714 22<sup>nd</sup> Ave., Gulfport, MS 39501, dated December 14, 2017.

This survey, and plat were prepared only for Glenn Rishel and no third party certification is expressed or implied.

This is to CERTIFY that this map or plat and the survey on which it is based were made in accordance with "Standards of Practice for Surveying in the State of Mississippi"

*Robert Dorr*  
Robert Dorr

1/5/18  
Date

*Pamela Dorr*  
Pamela Dorr

1/5/18  
Date

MEMORANDUM

Date: June 8, 2022  
To: City of Long Beach Planning Commission  
From: Long Beach Tree Board  
Re: Tree Removal Application – 315 E Third St.

The Magnolia tree displays evidence of disease and rot and will not survive. The adjacent Live Oak tree is deformed and has been starved of light. The tree canopy in the area is crowded and many of the trees have become intertwined. Mr. Dorr wants to thin the canopy so the remaining tree will thrive. The Tree Board has no objection.

**MINUTES OF JUNE 23, 2022**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, and upon a City of Long Beach Tree Board Member's recommendation in accordance with the City of Long Beach Tree Ordinance, Commissioner Walters made motion, seconded by Commissioner Fields and unanimously carried to approve the application as submitted.

\*\*\*\*\*

It came for discussion under New Business a Tree Removal for the property located at Long Beach Oaks, Lot 4, Tax Parcel 0612F-02-016.017, submitted by Walter N. Thomas, as follows:

MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH, MISSISSIPPI  
201 Jeff Davis Avenue  
P.O. Box 929  
Long Beach, MS 39560  
(228) 863-1554  
(228) 863-1558 fax

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY  
Date Received 6-10-22  
Zoning C-3  
Agenda Date 6-23-22  
Check Number Cash

(Initial on the line that you've read each)

WJ Routine trimming does not require a permit. The reason for pruning may include, but are not limited to, reducing risk, maintaining or improving tree health and structure, improving aesthetics, or satisfying a specific need. The City of Long Beach does recommend you obtain a licensed Arborist for your and the tree protection.

WJ Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crowned.

WJ Any person desiring a permit for removal of any Live Oak or Magnolia tree, shall submit this application and a filing fee of \$25.00 per parcel of land to which such application pertains.

TODAY'S DATE: 6-8-2022

PROPERTY INFORMATION

TAX PARCEL # 0612F-02-016.017

Address of Property Involved: Long Beach Oaks #4

Property owner name: Walter D. Thomas

Are you the legal owner of the above property? Yes  No  If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.

Property owner address: 16812 Spring Lake Dr West

Phone No. (228) 382-2139

CONTRACTOR OR APPLICANT INFORMATION

Company Name: \_\_\_\_\_

Phone No. \_\_\_\_\_ Fax: \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

PERMIT INFORMATION

Permit for: Removal  Trimming \_\_\_\_\_ Pruning \_\_\_\_\_

What is the reason the tree needs to be removed? Be specific ex. Construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc.:

Construction of Hase, 5.5 acre lot  
Must go

Number of Trees:

1 Live Oak \_\_\_\_\_ Southern Magnolia

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all applicable codes, ordinances and state laws regulation construction; that I am the owner or authorized to act as the owner's agent for the herein described work.

Walter D. Thomas 6-8-2022  
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

(Initial on the line that you've read each)

WJ TREE SITE PLAN: Please provide a map or diagram of the parcel of land, specifically designating the area or areas of proposed tree removal and the proposed use of such area. Please include the following: 1) location of all protected and large shade trees on the property, their size and species 2) Designate which are disease/or damaged, 3) designate which are endangering any roadway, pavement, or utility line, 4) any proposed grade changes that might adversely affect or endanger any trees on the site and specify how to maintain them 5) designate the trees to be removed and the trees to be maintained, and 5) location of existing and/or proposed structures.

WJ PHOTOGRAPH: You must attach a photograph of the tree to be removed, the photo must show any damage the tree is causing.

WJ OWNERSHIP: Please provide a recorded warranty deed.

WJ PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or trees are situated a fee of \$1.00 per tree permitted to be removed. For removal of all other trees, a fee of \$45.00 per tree permitted to be removed. As per City of Long Beach Tree Ordinance (#364) any person removing any Live Oak or Magnolia tree within the City of Long Beach, Mississippi, without a valid tree removal permit, shall be guilty of a misdemeanor; and upon conviction thereof shall be sentenced to pay a fine not less than \$500.00 nor more than \$1000.00. The removal of each tree without having first secured a valid tree removal permit shall constitute a separate offense and shall be punishable as such.

WJ REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed; trees to be of Four (4) inches caliper deciduous trees or five (5) feet in height of evergreen or Live Oak or Magnolia trees.

WJ MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.



MINUTES OF JUNE 23, 2022  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SURVEYED FOR: Ann Thomas

DEED DESCRIPTION (D.O. 1619, PG. 68) Lots 4 and 5, Replat of Long Beach Oaks Subdivision, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk, First Judicial District of Harrison County, Mississippi, in Plat Book 37 of Page 37, thereof reference to which is hereby made in aid of and as a part of this description.

CERTIFICATE: THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE ON THE ABOVE DESCRIBED PROPERTY, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

KENNY L. ALSTON  
PROFESSIONAL LAND SURVEYOR INC.  
4802 KENDALL AVE.  
GULFPORT, MS 39507  
(228) 864-2645 VOICE AND FAX  
NO FLS-2529  
STATE OF MISSISSIPPI



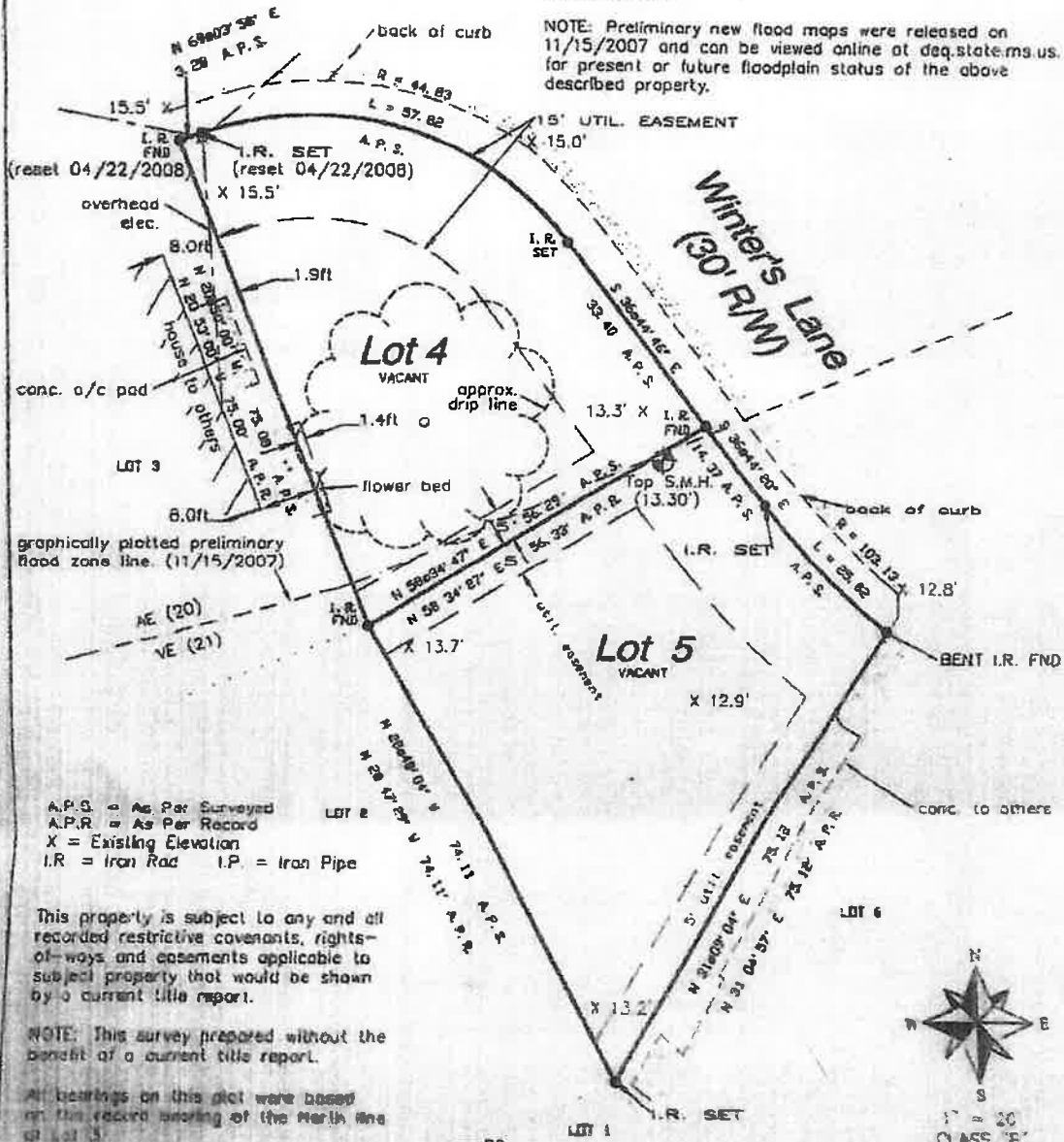
DATE OF FIELD SURVEY: 04/22/2008  
NOTE: I previously surveyed this property on 07/13/2000

This property is subject to all local subdivision planning and zoning ordinances that could affect the above described property.

This survey does not reflect the existence or nonexistence of wetlands.

The property shown hereon appears to lie within zone B, community panel #285257-0004-B revised November 16, 1983 and does not imply that this property will or will not be free from flooding or damage. Flood zone information was scaled from F.E.M.A. flood maps. Kenny L. Alston Land Surveyor Inc. is not a party in determining the requirements for flood insurance on the property shown hereon.

NOTE: Preliminary new flood maps were released on 11/15/2007 and can be viewed online at [deq.state.ms.us](http://deq.state.ms.us) for present or future floodplain status of the above described property.



A.P.S. = As Per Surveyed  
A.P.R. = As Per Record  
X = Existing Elevation  
I.R. = Iron Rod I.P. = Iron Pipe

This property is subject to any and all recorded restrictive covenants, rights-of-ways and easements applicable to subject property that would be shown by a current title report.

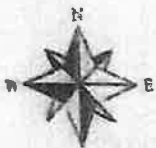
NOTE: This survey prepared without the benefit of a current title report.

All bearings on this plat were based on the record bearing of the Meridian line of Lot 3.

07/14/21

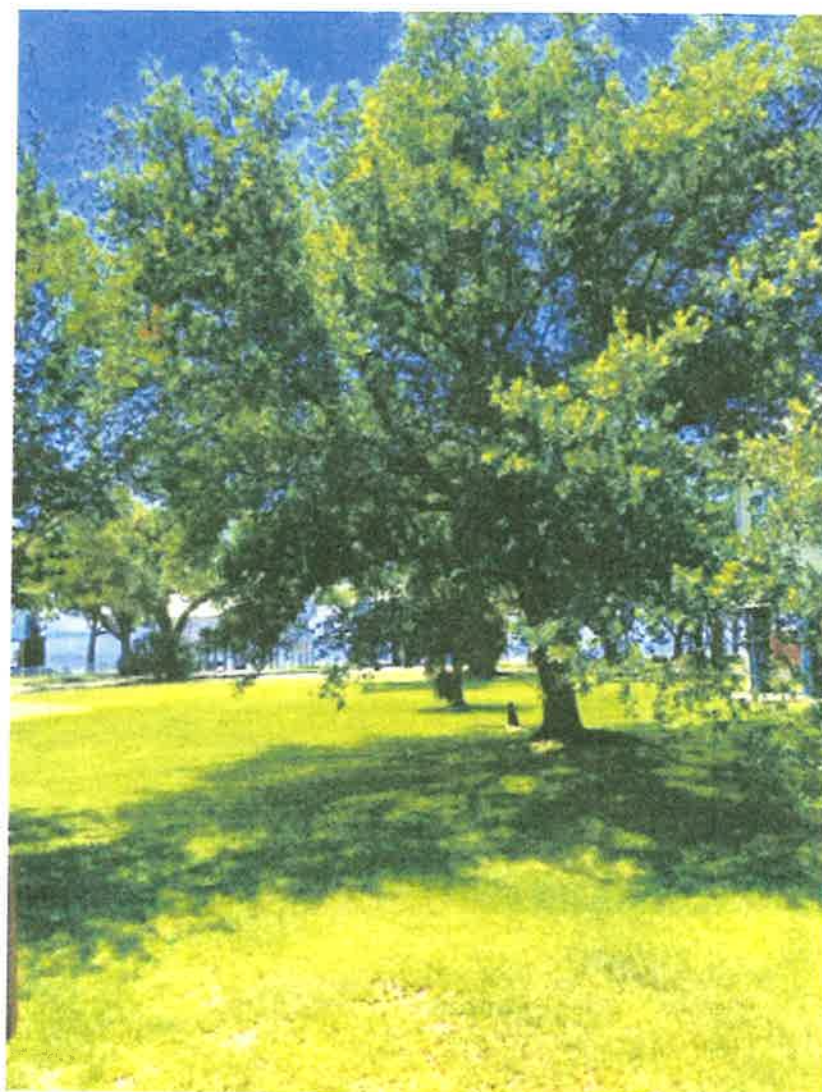
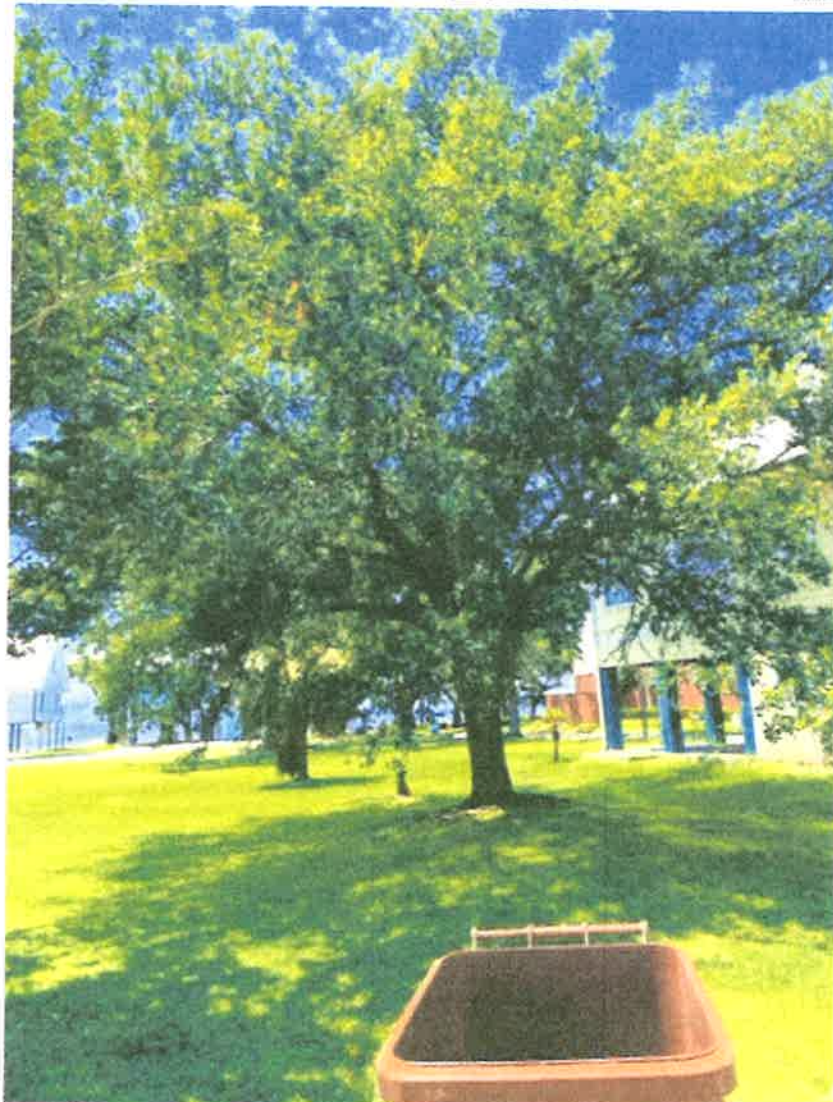
07/14/21

DS  
*[Signature]*



1" = 20'  
CLASS 'E'  
DWG. 100-2529

**MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION  
MEMORANDUM**

Date: June 13, 2022

To: City of Long Beach Planning Commission

From: Long Beach Tree Board

Re: Tree Removal Application – Lot 4 Winters Ln

.....

Long Beach Tree Ordinance allows the removal of protected trees to accommodate new construction. However, Section 6(g) requires the Planning Commission to consider whether the proposed improvements could be revised to accommodate existing trees.

The lot is too small to accommodate the tree.

After considerable discussion, and upon a City of Long Beach Tree Board Member’s recommendation in accordance with the City of Long Beach Tree Ordinance, Commissioner Walters made motion, seconded by Commissioner Suthoff and unanimously carried to approve the application as submitted.

\*\*\*\*\*

It came for discussion under New Business a Tree Removal for property located at 1305 Wisteria Lane, Tax Parcel 0511K-02-030.000, submitted by Dona Banks, as follows:



MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH, MISSISSIPPI  
201 Jeff Davis Avenue  
P.O. Box 929  
Long Beach, MS 39560  
(228) 863-1554  
(228) 863-1558 fax  
**APPLICATION FOR TREE PERMIT**

OFFICE USE ONLY  
Date Received 6-13-22  
Zoning R-1  
Agenda Date 6-23-22  
Check Number Cash

(Initial on the line that you've read each)

DB Routine trimming does not require a permit. The reason for pruning may include, but are not limited to, reducing risk, maintaining or improving tree health and structure, improving aesthetics, or satisfying a specific need. The City of Long Beach does recommend you obtain a licensed Arborist for your and the tree protection.

DB Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crown.

DB Any person desiring a permit for removal of any Live Oak or Magnolia tree, shall submit this application and a filing fee of \$25.00 per parcel of land to which such application pertains.

TODAY'S DATE: 5/16/22

**PROPERTY INFORMATION**

TAX PARCEL # 0511K-02-030,000

Address of Property Involved: 1305 Wisteria Lane

Property owner name: Dona Banks

Are you the legal owner of the above property? Yes  No  If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.

Property owner address: 1305 Wisteria Lane

Phone No. (931) 3344031

**CONTRACTOR OR APPLICANT INFORMATION**

Company Name: Loftus tree care

Phone No. \_\_\_\_\_ Fax: \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

**PERMIT INFORMATION**

Permit for: Removal  Trimming \_\_\_\_\_ Pruning \_\_\_\_\_

What is the reason the tree needs to be removed? Be specific ex. Construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc.:

The roots are growing under the house + causing water to seep in. The branches are a danger to cars + neighbors property. There is a bump in master from roots.

Number of Trees: 1 Live Oak \_\_\_\_\_ Southern Magnolia \_\_\_\_\_

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all applicable codes, ordinances and state laws regulation construction; that I am the owner or authorized to act as the owner's agent for the herein described work.

Dona Banks 5/16/22  
Signature Date

**ADDITIONAL INFORMATION REQUIRED FROM APPLICANT**

(Initial on the line that you've read each)

DB TREE SITE PLAN: Please provide a map or diagram of the parcel of land, specifically designating the area or areas of proposed tree removal and the proposed use of such area. Please include the following: 1) location of all protected and large shade trees on the property, their size and species 2) Designate which are disease/or damaged, 3) designate which are endangering any roadway, pavement, or utility line, 4) any proposed grade changes that might adversely affect or endanger any trees on the site and specify how to maintain them 5) designate the trees to be removed and the trees to be maintained, and 5) location of existing and/or proposed structures.

DB PHOTOGRAPH: You must attach a photograph of the tree to be removed, the photo must show any damage the tree is causing.

DB OWNERSHIP: Please provide a recorded warranty deed.

DB PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or trees are situated a fee of \$1.00 per tree permitted to be removed. For removal of all other trees, a fee of \$45.00 per tree permitted to be removed. As per City of Long Beach Tree Ordinance (#364) any person removing any Live Oak or Magnolia tree within the City of Long Beach, Mississippi, without a valid tree removal permit, shall be guilty of a misdemeanor; and upon conviction thereof shall be sentenced to pay a fine not less than \$500.00 nor more than \$1000.00. The removal of each tree without having first secured a valid tree removal permit shall constitute a separate offense and shall be punishable as such.

DB REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed; trees to be of Four (4) inches caliper deciduous trees or five (5) feet in height of evergreen or Live Oak or Magnolia trees.

DB MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.



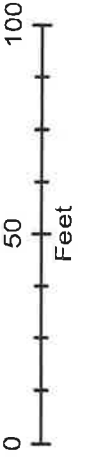
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

1305 WISTERIA LANE



Harrison County GIS Dept



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

TAL FLURRY, TAX ASSESSOR.  
MAP DATE: June 13, 2022





MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION





**MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**





MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCANNED



*[Signature]* 1st Judicial District  
Instrument 2021 6613 D - J1  
Filed/Recorded 6/19/2021 11:30 A  
Total Fees \$ 26.00  
3 Pages Recorded

Prepared by:  
David B. Pilger  
Attorney at Law  
1406 Blenville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011

Grantors:  
Kyle M. Holtzman  
Jamie Holtzman  
1742 Lewisberry Road  
York, PA 17406  
(220) 346-1992

Return To:  
David B. Pilger  
Attorney at Law  
1406 Blenville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011

Grantee:  
Dona M. Banks  
1305 Wileteria Lane  
Long Beach, MS 39560  
(831) 334-3327

File No. B212187N

INDEXING INSTRUCTIONS: Lot 24, Pecan Park Subdivision, Part 4, 1<sup>st</sup> JD, Harrison County, Mississippi

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

**WARRANTY DEED**

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, Kyle M. Holtzman and Jamie Holtzman, do hereby sell, convey and warrant unto Dona M. Banks all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lot 24, Pecan Park Subdivision, Part 4, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 30, at Page 14.

This being the same property as that conveyed to Kyle M. Holtzman and Jamie Holtzman by deed recorded as Instrument 2018 1237 D-J1, Land Deed Records of the First Judicial District of Harrison County, Mississippi.

**MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions, and reservations of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the parties hereto agree to make all necessary adjustments on the basis of an actual proration.

This conveyance is not part of Grantors' homestead.

WITNESS MY SIGNATURE, on this the 30<sup>th</sup> day of April, 2021.

  
\_\_\_\_\_  
Kyle M. Holtzman

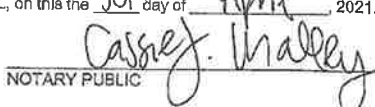
**ACKNOWLEDGMENT**

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY, APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Kyle M. Holtzman who acknowledged before me that he signed, executed, and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 30<sup>th</sup> day of April, 2021.

(AFFIX SEAL)

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: 5/6/24



WITNESS MY SIGNATURE, on this the 28 day of April, 2021.

  
\_\_\_\_\_  
Jamie Holtzman

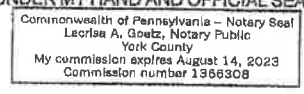
**ACKNOWLEDGMENT**

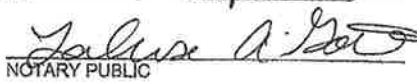
STATE OF PENNSYLVANIA  
COUNTY OF York

PERSONALLY, APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Jamie Holtzman who acknowledged before me that she signed, executed, and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 28 day of April, 2021.

(AFFIX SEAL)



  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: August 14, 2023

**MEMORANDUM**

Date: June 21, 2022  
To: City of Long Beach Planning Commission  
From: Long Beach Tree Board  
Re: Tree Removal Application – 1305 Wisteria

The roots of the Live Oak tree are growing under the house causing damage to the property. The tree is situated too close to the home.

**MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, and upon a City of Long Beach Tree Board Member's recommendation in accordance with the City of Long Beach Tree Ordinance, Commissioner Walters made motion, seconded by Commissioner Suthoff and unanimously carried to approve the application as submitted.

\*\*\*\*\*

It came for discussion under new business, a Certificate of Resubdivision for property located at 504 Trautman Avenue, Tax Parcel 0612F-02-081.000, submitted by Michael Bohlke and Dale Stennett (owners), as follows:

MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH  
PLANNING DEPARTMENT  
201 JEFF DAVIS AVENUE  
PO BOX 929  
LONG BEACH, MS 39560  
(228) 863-1554  
(228) 863-1558 FAX

Office use only  
Date Received 4-12-22  
Zoning R-2  
Agenda Date 5-12-22  
Check Number 137

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0612F-02-081.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Corner of Trautman and Magnolia St.
- IV. ADDRESS OF PROPERTY INVOLVED: 504 Trautman Ave.
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of one 140' X 100' Lot  
Into 2 - 70' X 100' Lots

- VI. REQUIRED ATTACHMENTS:
  - A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
  - B. Cash or check payable to the City of Long Beach in the amount of \$375.00
  - C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

\*\*\*NOTE\*\*\* APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.

VII. OWNERSHIP AND CERTIFICATION:  
READ BEFORE EXECUTING, the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 2<sup>nd</sup> or 4<sup>th</sup> Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

**Ownership:** I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and agree to pay all fees and charges as stated.

Michael Bohlke  
Name of Rightful Owner (PRINT)  
13 Southern Oaks  
Owner's Mailing Address  
Long Beach Ms 39560  
City State Zip  
228-860-3005  
Phone  
Michael Bohlke 3/21/22  
Signature of Rightful Owner Date

Dale Stennett  
Name of Agent (PRINT) Owner  
211 Magnolia St  
Agent's Mailing Address  
Long Beach Ms 39560  
City State Zip  
228-324-8911  
Phone  
Dale Stennett 3/21/22  
Signature of Applicant Date



MINUTES OF JUNE 23, 2022  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) Alan D. Stennett

ADDRESS (STREET, CITY, STATE, ZIP CODE) 211 Magnolia st Long Beach

PHONE # (H) 228-586-3169 (C) 228-324-8911

TAX PARCEL NUMBER(S) OWNED 0612F-02-081.000

SIGNATURE Alan D Stennett

NAME OF OWNER (PRINT) Michael Bohlke

ADDRESS (STREET, CITY, STATE, ZIP CODE) 13 Southern Oaks Long Beach

PHONE # (H) \_\_\_\_\_ (C) 228-860-3005

TAX PARCEL NUMBER(S) OWNED 0612F-02-081.000

SIGNATURE Michael Bohlke

NAME OF OWNER (PRINT) \_\_\_\_\_

ADDRESS (STREET, CITY, STATE, ZIP CODE) \_\_\_\_\_

PHONE # (H) \_\_\_\_\_ (C) \_\_\_\_\_

TAX PARCEL NUMBER(S) OWNED \_\_\_\_\_

SIGNATURE \_\_\_\_\_

NAME OF OWNER (PRINT) \_\_\_\_\_

ADDRESS (STREET, CITY, STATE, ZIP CODE) \_\_\_\_\_

PHONE # (H) \_\_\_\_\_ (C) \_\_\_\_\_

TAX PARCEL NUMBER(S) OWNED \_\_\_\_\_

SIGNATURE \_\_\_\_\_

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU: Alan Stennett



MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Prepared by:  
Andrew Marion, PLLC  
Attorney-at-Law  
1919 23<sup>rd</sup> Ave.  
P.O. Box 863  
Gulfport, MS 39502  
(228)-865-5047  
MS Bar # 1866

Return to:  
Andrew Marion, PLLC  
Attorney-at-Law  
1919 23<sup>rd</sup> Ave.  
P.O. Box 863  
Gulfport, MS 39502  
(228)-865-5047  
File # 22-058

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I

Gay T. Irby  
252 East 6<sup>th</sup> Street  
Long Beach, MS 39560  
228-864-5911

do hereby sell, convey and warrant unto

Dale Stennett and Michael Bobbie  
211 Magnolia Street  
Long Beach, MS 39560  
228-324-8911

this certain tract, piece or parcel of land situated and being located in Harrison County, State of Mississippi, more particularly described as follows, to-wit:

(See Exhibit A attached, Page 3)

INDEXING INSTRUCTIONS: Blk 5, Troutman Subdivision, Harrison County, MS

Page 1 of 3

DEED BOOK -J1 | GULFPORT DISTRICT

THIS CONVEYANCE is subject to any prior reservation for conveyance of oil, gas or other mineral rights and subject to all easement restrictions, covenants and covenants of record.

IT IS AGREED and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the pro-ration as of the date is incorrect, then the Grantor(s) agrees to pay the Grantee(s), or its assigns, any deficit on an actual pro-ration, and likewise, the Grantee(s) agrees to pay the Grantor(s), or its assigns, any amount overpaid by it.

WITNESS MY SIGNATURE, this 10<sup>th</sup> day of March, 2022.

*Gay T. Irby*  
Gay T. Irby

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named Gay T. Irby who acknowledged that she signed and delivered this foregoing Warranty Deed on the day and year therein written as her own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 10<sup>th</sup> day of March, 2022.

MY COMMISSION EXPIRES:

NOTARY PUBLIC



*Andrew Marion*

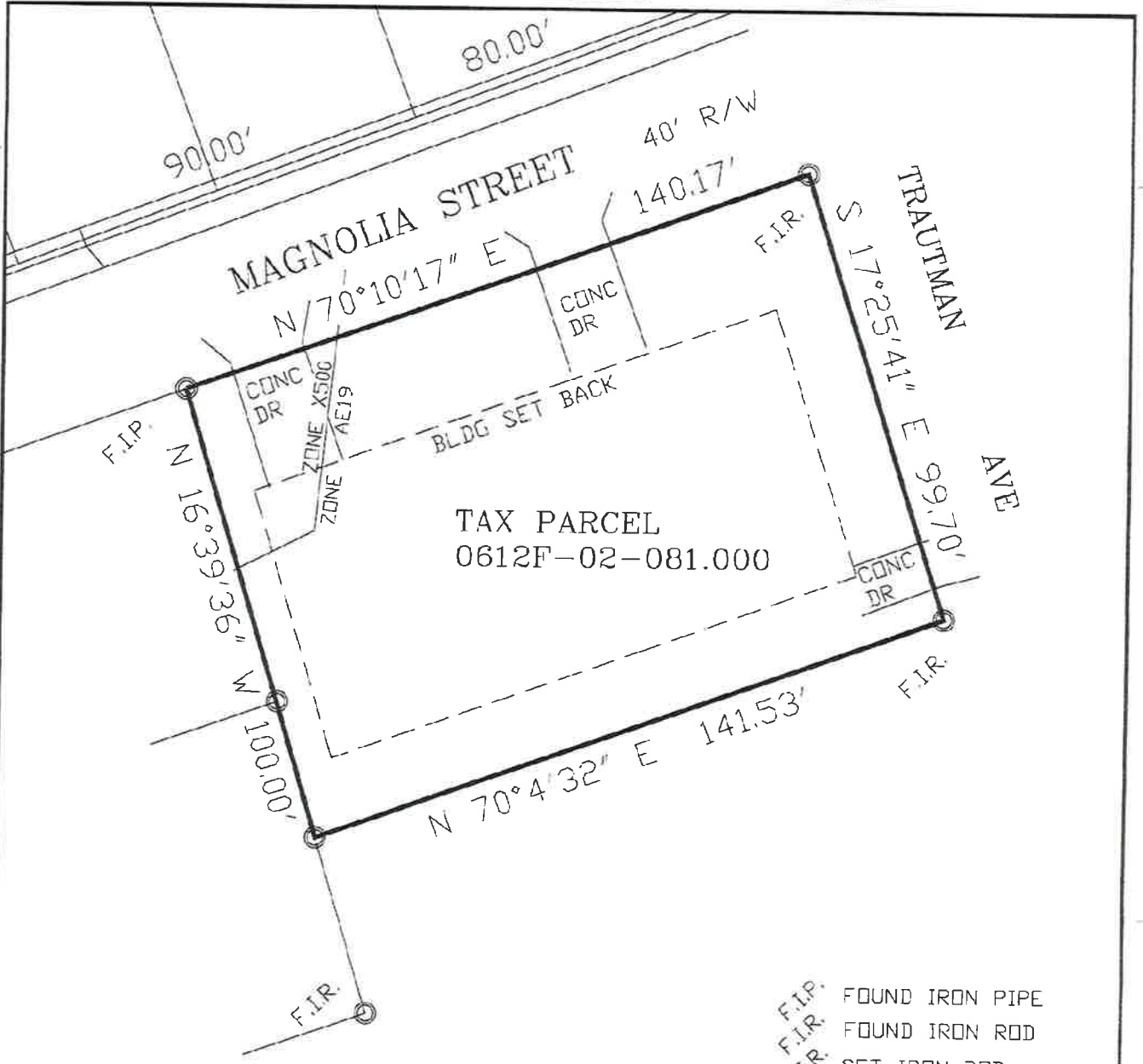
Page 2 of 3

Exhibit "A"

A lot or parcel of land being a part of Block 5, Troutman Subdivision, located in Long Beach, Harrison County, Mississippi, better described as:

Beginning at the intersection of the South margin of Magnolia Street and the West margin of Troutman Avenue and run Southerly along said West margin 100.0 feet, thence run Southwesterly and parallel with said South margin of Magnolia Street 140.0 feet, thence run Northwesterly and parallel with said West margin of Troutman Avenue 100.0 feet to the South margin of Magnolia Street, thence run Northeasterly along said South margin 140.0 feet to the Point of Beginning.

MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



TAX PARCEL  
0612F-02-081.000

F.I.P. FOUND IRON PIPE  
F.I.R. FOUND IRON ROD  
S.I.R. SET IRON ROD

SURVEY OF:  
TAX PARCEL  
0612F-02-081.000  
PRIOR TO SPLIT

NOTES: This survey was performed without the benefit of a current title search. Property is subject to any/all Easements, Right-of-ways and/or Restrictions on record. Base Bearing by: GPS RTK (NAD 83)

CERTIFICATION

This is to CERTIFY that I have surveyed the property hereon described and delineated, and that the measurements and other data indicated are correct to the best of my knowledge and belief.

*Larry R. Smith*  
Larry R. Smith P.L.S. # 02695



This property is located in Zone(s) "X&AE 19", as published by the Federal Insurance Administration, Official Flood Hazard Map, Community Panel Number 28047C0356G, revised 6/16/2009

Dated: 3/17/2022  
SCALE: 1"=25'  
CLASS "C" SURVEY  
SHEET 1 OF 3



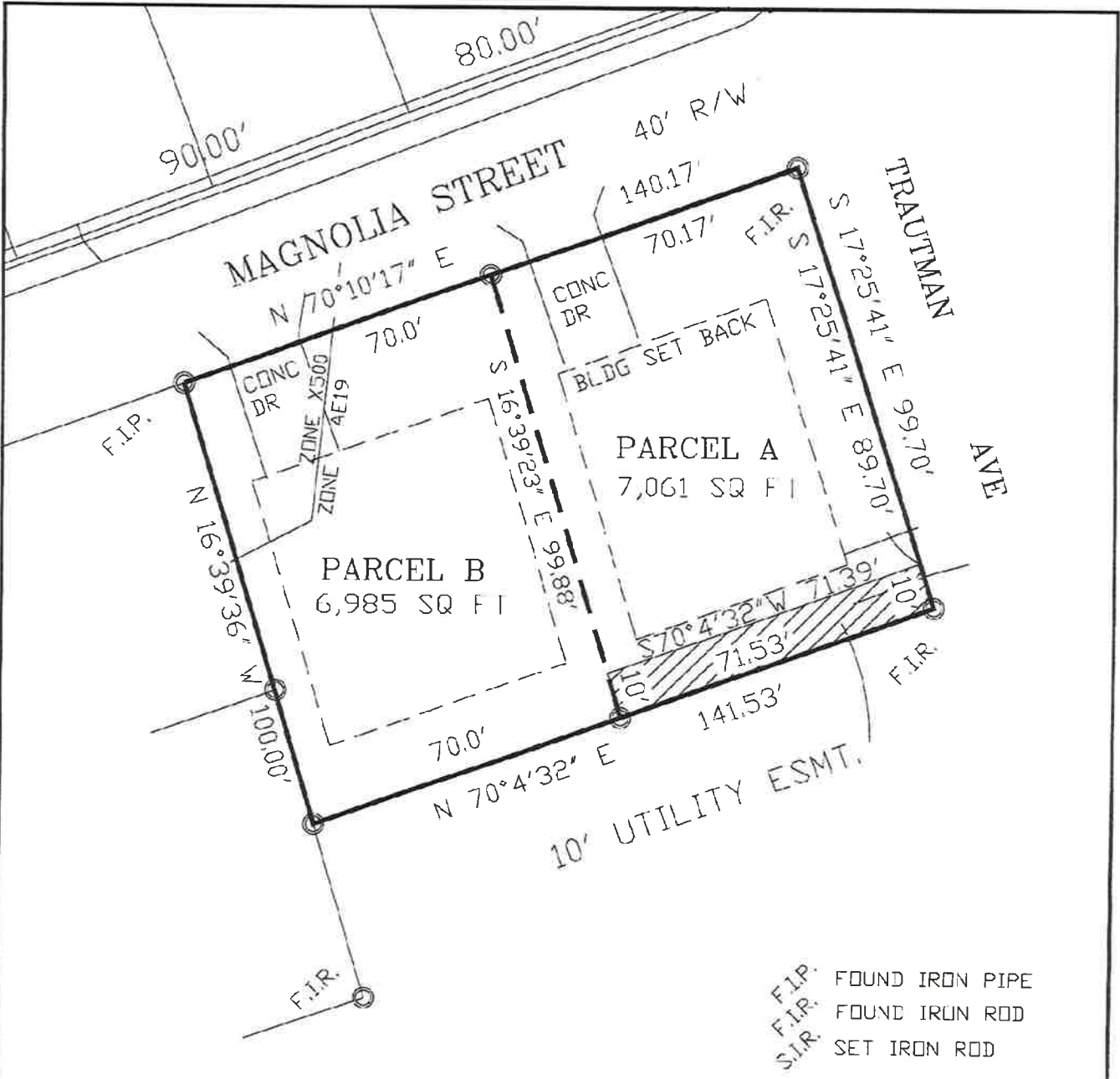
LARRY SMITH  
LAND SURVEYING  
105 N. KERN DRIVE  
GULFPORT MS. 39503

BOUNDARY, TOPOGRAPHIC  
CONSTRUCTION LAYOUT

PHONE: (228) 832-9643

JOB #

MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



PROPOSED SPLIT OF:  
TAX PARCEL  
0612F-02-081.000  
INTO: 2 PARCELS

F.I.P. FOUND IRON PIPE  
F.I.R. FOUND IRON ROD  
S.I.R. SET IRON ROD

NOTES: This survey was performed without the benefit of a current title search. Property is subject to any/all Easements, Right-of-ways and/or Restrictions on record. Base Bearing by: GPS RTK (NAD 83)

CERTIFICATION

This is to CERTIFY that I have surveyed the property hereon described and delineated, and that the measurements and other data indicated are correct to the best of my knowledge and belief.

*Larry R. Smith*  
Larry R. Smith P.L.S. # 02695



This property is located in Zone(s) "X&AE 19", as published by the Federal Insurance Administration, Official Flood Hazard Map, Community Panel Number 28047C0356G, revised 6/16/2009.

Dated: 3/17/2022  
SCALE: 1"=25'  
CLASS "C" SURVEY  
SHEET 2 OF 3



LARRY SMITH  
LAND SURVEYING  
105 N. KERN DRIVE  
GULFPORT MS. 39503

BOUNDARY, TOPOGRAPHIC  
CONSTRUCTION LAYOUT

PHONE: (228) 832-9643

JOB #



MINUTES OF JUNE 23, 2022  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article 11, Section 3 of the Code of Ordinances (Subdivision Regulations) of the City of Long Beach as amended, It is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad Valorem tax parcel number(s) 0612F-02-081000 into two new parcels as shown. The subject property is generally described as being located on the South margin of Magnolia Street, between West Avenue and Trautman Avenue.

LEGAL DESCRIPTIONS PRIOR TO RESUBDIVISION

Instrument # 2008-7557-3-J1  
A lot or parcel of land located in the City of Long Beach, First Judicial District of Harrison County Mississippi, being more particularly described as follows:  
Beginning at the intersection of the South margin of Magnolia Street and the West margin of Trautman Avenue and run Southeasterly along said West margin 100.0 feet thence run Southwesterly one parallel with said South margin of Magnolia Street 140.0 feet thence Northwesterly and parallel with said West margin of Trautman Avenue 100.0 feet to the South margin of Magnolia Street, thence run Northwesterly along said South margin 140.0 feet to the Point of Beginning.

LEGAL DESCRIPTIONS - TWO NEW PARCELS

DESCRIPTION PARCEL "A"  
A lot or parcel of land located in the City of Long Beach, First Judicial District of Harrison County Mississippi, being more particularly described as follows:  
Beginning at the intersection of the South margin of Magnolia Street and the West margin of Trautman Avenue and run S17°25'41"E along the West margin of Magnolia Street and the West margin of Trautman Avenue a distance of 99.70 feet thence S70°04'32"W a distance of 71.53 feet thence N16°39'23"W a distance of 99.88 feet to the South margin of Magnolia Street, thence N70°10'17"E along said South margin a distance of 70.17 feet to the Point of Beginning.

SUBJECT TO A 10' WIDE UTILITY EASEMENT DESCRIBED AS:

Commencing at the intersection of the South margin of Magnolia Street and the West margin of Trautman Avenue and run S17°25'41"E along the West margin of Trautman Avenue a distance of 89.70 feet to the Point of Beginning, thence continue S17°25'41"E a distance of 10 feet thence S70°04'32"W a distance of 71.53 feet, thence N16°39'23"W a distance of 10 feet thence N70°10'17"E a distance of 71.39 feet to the Point of Beginning.

DESCRIPTION PARCEL "B"

A lot or parcel of land located in the City of Long Beach, First Judicial District of Harrison County Mississippi, being more particularly described as follows:  
Commencing at the intersection of the South margin of Magnolia Street and the West margin of Trautman Avenue and run S70°10'17"W along the said South margin of Magnolia Street a distance of 70.17 feet to the POINT OF BEGINNING, thence S16°39'23"E a distance of 99.88 feet, thence S70°04'32"W a distance of 70.00 feet, thence N16°39'36"W a distance of 100.0 feet to the South margin of Magnolia Street, thence N70°10'17"E along said South margin a distance of 70.00 feet to the Point of Beginning.

CERTIFICATE OF OWNERSHIP

I hereby certify that I am the Owner of the property described hereon, which property is within the subdivision jurisdiction of the City of Long Beach, and that I freely adopt this plan of Subdivision.

*Bala Stennett*  
Bala Stennett

Subscribed and sworn to before me, in my presence this 5/20/22 day of MAY, 2022, a Notary Public in and for the County of HARRISON, State of MISSISSIPPI.



My Commission Expires Feb 3 2025

PREPARED BY: Larry Smith

**LARRY SMITH**  
BOUNDARY TOPOGRAPHIC  
**L.S. LAND SURVEYING** CONSTRUCTION LAYOUT  
105 N. 4<sup>th</sup> GULFPORT MS. 39503 PHONE: (601) 832-9643

CERTIFICATE OF OWNERSHIP

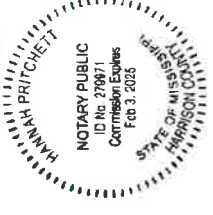
I hereby certify that I or the Owner of the property described hereon, which property is within the subdivision jurisdiction of the City of Long Beach, and that I freely adopt this plan of Subdivision.

*Michael Bosha*  
Michael Bosha

Subscribed and sworn to before me, in my presence this 5-20-22 day of MAY, 2022, a Notary Public in and for the County of HARRISON, State of MISSISSIPPI.

*Hannah Pritchett*  
Hannah Pritchett

My Commission Expires Feb 3 2025



CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that the map drawn by me on this day is under my supervision from actual survey made by me or actual survey made under my supervision and that it is in accordance with all applicable codes and ordinances.

*Larry R. Smith*  
Larry R. Smith, MLS #02695



CERTIFICATE OF APPROVAL

I hereby certify that the Mirror Subdivision shown on this plat does not involve the creation of new public streets, or any change in existing public streets, the extension of public water or sewer system or the installation of drainage improvements through one or more lots to serve one or more lots. That the subdivision shown is in all respects in compliance with the City ordinances of Long Beach and that therefore this plat has been approved by the administrator subject to its being recorded in the Harrison County Courthouse within (60) days of the date below.

Administrator \_\_\_\_\_ Date \_\_\_\_\_  
PLANNING COMMISSION  
Subject to and approved by the City of Long Beach Planning Commission at the regularly scheduled meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Planning Commission Chairman

APPROVAL:  
Submitted to and accepted by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

City Clerk \_\_\_\_\_ Mayor \_\_\_\_\_



**MINUTES OF JUNE 23, 2022  
REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tina Dahl

**From:** Joe Culpepper <joe.culpepper@h2oinnovation.com>  
**Sent:** Thursday, May 12, 2022 1:29 PM  
**To:** Tina Dahl  
**Cc:** david@overstreeteng.com  
**Subject:** RE: Cert of Resub, Letter  
**Attachments:** Special Tap Fee MAGNOLIA AND TRAUTMAN.pdf

Attached is Special Tap for a water service. This area dose not have sewer along Magnolia. Parcel B will need to install a grinder system and run a force main along the south side of Parcel A. This will need proper utility easements along this force main through parcel A before platting. This Force main will remain private.

Joe Culpepper, P.E.,  
Project Manager



Trusted Utility Partners  
 Office # (228) 863-0446  
 404 Kellen Street Long Beach, MS 39560  
 P.O. Box 591 Long Beach, MS 39560  
 joe.culpepper@h2oinnovation.com | www.h2oinnovation.com

<b>Special Tap Fee: Magnolia and Trautman</b>				
<b>Date: 05-12-22</b>				
<b>WATER TAP</b>				
<b>MATERIALS:</b>				
<b>QTY.</b>		<b>ITEM</b>	<b>PRICE</b>	<b>TOTAL</b>
1	EA	Meter Box	\$37.00	\$37.00
1	EA	8"x1" Tap Saddle	\$32.63	\$32.63
1	EA	1" Corp Stop	\$42.21	\$42.21
1	EA	1" Curb Stop	\$50.79	\$50.79
20	FT	Roll Tube	\$0.56	\$11.20
		<b>TOTAL MATERIAL COST</b>		<b>\$173.83</b>
<b>EQUIPMENT:</b>				
<b>QTY.</b>		<b>ITEM</b>	<b>PRICE</b>	<b>TOTAL</b>
4	HRS	161-TRACK HOE	\$22.00	\$88.00
4	HRS	DUMP TRUCK/ Trailer	\$45.00	\$180.00
4	HRS	CREW TRUCK	\$10.00	\$40.00
		<b>TOTAL EQUIPMENT COST</b>		<b>\$308.00</b>
<b>LABOR:</b>				
		<b>LABOR</b>		<b>TOTAL</b>
				\$423.68
		<b>TOTAL LABOR COST</b>		<b>\$423.68</b>
<b>FUEL:</b>				
				<b>TOTAL</b>
		<b>TOTAL MATERIAL COST</b>		\$173.83
		<b>TOTAL EQUIPMENT COST</b>		\$308.00
		<b>TOTAL LABOR COST</b>		\$423.68
		<b>TOTAL</b>		<b>\$905.51</b>
		<b>10% FUEL COST</b>		<b>\$90.55</b>
<b>PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:</b>				<b><u>\$481.83</u></b>
City of Long Beach				
P.O. Box 591				
Long Beach, MS 39560				
<b>PLEASE REMIT LABOR &amp; FUEL COST TO:</b>				<b><u>\$514.23</u></b>
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
<b>TOTAL WATER TAP FEE COST</b>				<b>\$996.06</b>

MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

161 Lameuse St., Suite 203  
Biloxi, MS 39530  
228-967-7137



OVERSTREET  
& ASSOCIATES  
CONSULTING ENGINEERS

630 Delmas Ave., Suite B  
Pascagoula, MS 39567  
228-967-7137

May 9, 2022

City of Long Beach  
P.O. Box 929  
Long Beach, MS 39560

RE: Certificate of Subdivision - Tax Parcel No. 0612F-02-081.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which lies on the south margin of Magnolia Street, between West Avenue and Trautman Avenue. Proposed Parcel "A" will be nearly 0.16 acres in size, with just over 70 feet of frontage on Magnolia Street. Parcel "B" will be approx. 0.16 acres with 70 feet of frontage. Both proposed parcels fall short of the required minimum lot area (7,500 sq.ft.) for parcels in this zone (R-2). The Certificate itself has all appropriate certifications and information. If granted, City approval of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,

Billy Swort

BS:539

After considerable discussion, Commissioner Walters made motion, seconded by Commissioner Kruse to approve the resubdivision in accordance with the Subdivision Regulations, Article II. MINOR AND MAJOR SUBDIVISION GENERAL REGULATIONS, as submitted. The question being put to a roll call vote, the result was as follows:

Commissioner Walters	Voted	Yay
Commissioner Suthoff	Voted	Yay
Commissioner Levens	Voted	Yay
Commissioner Fields	Voted	Nay
Commissioner Glenn	Voted	Yay
Commissioner Kruse	Voted	Yay

The voted having received the affirmative vote of a majority of the Commissioners present and voting, Commission Chairman Frank Olaiivar declared the motion carried.

\*\*\*\*\*

It came for discussion under new business, a Final Plat Approval, Sumner Grove, Commission Road, 18 Lots, Tax Parcel 0611J-01-027.000, submitted by Sumner Grove, LLC, as follows:

MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH  
201 Jeff Davis Avenue  
PO BOX 929  
LONG BEACH, MS 39560  
(228) 863-1554 office  
(228) 863-1558 fax

Office use only  
Date Received 6-10-22  
Zoning R-1  
Agenda Date 6-23-22  
Check Number 1133

- I. TYPE OF CASE: FINAL PLAT APPROVAL
- II. ADVALOREM TAX PARCEL NUMBER(S): 0611J-01-027.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: South of Commission Rd  
1740' east of Klondyke Road
- IV. ADDRESS OF PROPERTY INVOLVED: N/A
- V. GENERAL DESCRIPTION OF REQUEST: Subdivision of 6.5 acres  
into 18 lots

VI. The developer shall have all subdivision requirements completed and schedule the final engineering inspection so that it will be accomplished at least fifteen (15) working days prior to the regular monthly meeting of the planning commission. All administrative and construction requirements identified by the final inspection will be complete and all submittals made to the city at least seven (7) working days prior to the regular monthly meeting of the planning commission.

VII. REQUIRED ATTACHMENTS:

- A. Two (2) working days prior to the scheduled final engineering inspection, the following must be submitted to the city:
  - a. One (1) blue-line copy of the construction drawing to include all items as they were constructed
  - b. One (1) blue-line print of the proposed plat to be recorded
  - c. Developer's performance or surety bond
  - d. The final plat shall be at a scale that is legible and functional on sheets of eighteen (18) by twenty-four (24) inches in size.  
**\*\*Please refer to the City of Long Beach Subdivision Regulations for additional information to be included on the plat.**
  - e. After satisfactorily passing the final engineering inspection, the developer shall provide the final construction contractor record as-built drawings to the city at least three (3) working days prior to the regular monthly meeting of the planning commission at which final plat will be considered. The copies of the final contractor as-built drawing shall be as follows:
    - i. One (1) mylar diazo film; or
    - ii. One (1) computer disc which contains all of the graphical information of these drawings as well as the final plat itself in a format compatible with the city engineer's computer system.
- B. Cash or Check payable to the City of Long Beach in the amount as follows:
 

2-3	Lots	\$100.00
4-10	Lots	\$150.00
11-50	Lots	\$300.00
50-100	Lots	\$400.00
100 +	Lots	\$500.00
- C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.  
**\*\*\*NOTE\*\*\* APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.**

VIII. OWNERSHIP AND CERTIFICATION:

**READ BEFORE EXECUTING.** the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 2<sup>nd</sup> or 4<sup>th</sup> Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

**Ownership:** I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

Summer Grove, LLC  
Name of Rightful Owner (PRINT)

14397 Creosote Rd.  
Owner's Mailing Address

Gulfport, MS 39503  
City State Zip

228-669-7071  
Phone

charlie@gantbrown.com  
Email address

[Signature] 06/09/22  
Signature of Rightful Owner Date

\_\_\_\_\_  
Name of Agent (PRINT)

\_\_\_\_\_  
Agent's Mailing Address

\_\_\_\_\_  
City State Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email address

\_\_\_\_\_  
Signature of Applicant Date



# MINUTES OF JUNE 23, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A FINAL PLAT OF

SHEET 1 OF 2

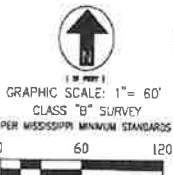
## SUMNER GROVE SUBDIVISION

A SUBDIVISION BEING LOCATED IN THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI.

### COMMISSION ROAD

PUBLIC ASPHALT SURFACE  
40' RIGHT OF WAY PER TAX MAPS  
50' RIGHT OF WAY PER VARIOUS DEEDS AND SURVEYS

S 89°27'39" W  
400.63' (A.P.S.)



**P.O.C.**  
MAG NAIL  
N:316209.63  
E:883336.70

JAMES CLARKE SURVEY (1/2020)  
N 89°46'34" E  
1544.82' (A.P.S.)

#### LEGEND:

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- IRON PIPE FOUND (SM) SPIKE WARES
- 1/2" IRON ROD SET (W/40' LOG)
- RAIL ROAD SPIKE/ NAIL FOUND
- MAG NAIL/ SPIKE SET
- CONCRETE MONUMENT FOUND
- NOOK OR TOWER
- UPWARD POINT STAKE FOUND (LIT)
- AS PER RECORD
- AS PER SURVEY
- AS PER PREVIOUS SURVEY
- DIMENSIONS ON RECORD PLAT
- POINT OF BEGINNING
- POINT OF MANAGEMENT
- BARBED WIRE (FIELD) FENCE LINE
- CALVINIZED CHAIN LINK FENCELINE
- POWER POLE
- UNDER GROUND WATER
- SUBJECT PROPERTY LINE
- OVER HEAD ELECTRIC
- NOT TO SCALE
- FREE HYDROANT

SOUTH  
21.97' (A.P.S.)

**P.O.B.**  
N:316193.70  
E:884881.51

NOW OF FORMERLY  
WARREN AND RHONDA  
SPEARS PROPERTY

2014-2907-D-JI  
2013-6486-D-JI  
2006-12137-D-JI  
2006-12136-D-JI  
DB 1125/PG 366  
DB 905/PG 597

#### CURVE TABLE

CURVE	ARC	RADIUS	CH. LENGTH	CH. BEARING	DELTA ANGLE
C1	51.76'	125.00'	51.39'	N 11°16'08" W	23°43'28"
C2	30.01'	75.00'	29.81'	N 11°40'12" W	22°55'20"
C3	10.93'	58.00'	10.91'	N 88°51'36" E	1°04'44"
C4	69.94'	58.00'	65.78'	N 18°55'00" E	69°05'28"
C5	16.19'	58.00'	16.19'	S 38°26'31" E	45°37'33"
C6	49.45'	58.00'	47.96'	S 85°40'43" E	48°50'52"
C7	46.36'	58.00'	45.13'	N 47°00'03" E	45°47'36"
C8	58.75'	58.00'	56.27'	N 04°54'55" W	58°02'18"
C9	31.12'	58.00'	30.75'	N 49°18'18" W	30°44'28"
C10	22.43'	125.00'	22.40'	N 05°20'55" W	10°16'46"
C11	77.50'	125.00'	77.53'	N 16°48'35" W	17°38'34"
C12	1.41'	75.00'	1.41'	N 22°35'29" W	1°04'46"
C13	29.64'	75.00'	29.45'	N 10°43'45" W	22°38'42"

#### GENERAL NOTES:

- 1) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, SUBJECT AND SURROUNDING PROPERTY DEEDS AND FROM SURVEYS WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY.
- 2) DATE(S) OF FIELD SURVEY: JULY 2021 TO MARCH 17, 2022
- 3) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON OLD NORTH BY GPS OBSERVATION UTILIZING TOPCON REAL TIME KINEMATIC NETWORK AND ARE BASED ON SFC MISSISSIPPI EAST ZONE (2011) NAD 83 (2011).
- 4) THIS SURVEY MEETS MISSISSIPPI MINIMUM REQUIREMENTS FOR A CLASS 2d SURVEY.
- 5) ALL LOT CORNER SETS ARE 1/2" X 24" IRON RODS SET WITH RED CAP UNLESS OTHERWISE NOTED.
- 6) TOTAL NUMBER OF LOTS = 18.
- 7) TOTAL AREA = 6.5 ACRES
- 8) ALL EASEMENTS SHOWN HEREON ARE DRAINAGE, UTILITY, AND ACCESS EASEMENTS UNLESS OTHERWISE NOTED.
- 9) VARIATIONS BETWEEN RECORDS OR DEED CALLS AND SURVEY CALLS ARE DUE TO AN EXCESS OR SHORTAGE BETWEEN RECORD INFORMATION AND ORDERED POSSESSION LINES AND DIFFERENCES IN FIELD SURVEY COLLECTION PROCEDURES.
- 10) THIS SURVEY IS SUBJECT TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, AND RIGHTS-OF-WAY OF RECORD.
- 11) EXCAVATION IN WETLANDS, GRADING, LAND-CLEARING WITH HEAVY EQUIPMENT, SOIL PILE SUPPORTED STRUCTURES, SEABED OR GRADE CONSTRUCTION OF STRUCTURES, BUILT UP ROADS AND OTHER TYPES OF FILL ARE NOT ALLOWED WITHIN THE AREAS DESIGNATED AS WETLANDS AND THESE AREAS MAY BE REGULATED UNDER STATE AND FEDERAL LAWS. BEFORE CONDUCTING WORK IN OR ADJACENT TO WETLANDS, LOT OWNERS SHOULD COORDINATE THE WORK WITH THE U.S. ARMY CORPS OF ENGINEERS, THE MISSISSIPPI DEPARTMENT OF MARINE RESOURCES, AND THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY PRIOR TO ANY PROPOSED ACTIVITIES OR CONSTRUCTION THAT IMPACTS WETLANDS. ALL NECESSARY APPROVALS AND PERMITS MUST BE OBTAINED FROM THE REGULATORY AGENCIES HAVING JURISDICTION RELATED THERETO.
- 12) THERE IS A 10' UTILITY AND DRAINAGE EASEMENT RESERVED ALONG ALL FRONT LOT LINES UNLESS OTHERWISE STATED.
- 13) ANY EROSION CONTROL, DETENTION POND, COMMON AREA AND LANDSCAPING AREAS SHALL NOT BE OWNED NOR SHALL BE MAINTAINED BY THE CITY OF LONG BEACH, BUT RATHER SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, IF ESTABLISHED, OR IN THE EVENT A HOMEOWNERS ASSOCIATION IS NOT ESTABLISHED, THE OWNERSHIP AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS.
- 14) UNLESS OTHERWISE INDICATED EVERY INTERIOR, SIDE AND REAR LOT LINE SHALL HAVE A 5' DOUBLE EASEMENT PARALLEL TO AND ON OTHER SIDE OF THE LOT LINE, WITH SMO SHALE EASEMENT BEING HEREBY DESIGNATED TO UTILITY PROPERTY OWNERS AS WELL AS ADJUTING PROPERTY OWNERS. THE DOUBLE EASEMENT IS FOR THE PURPOSE OF CREATING AND MAINTAINING STORM WATER DRAINAGE FROM EACH LOT OR RECALCULATION OF LOTS.
- 15) ALL EASEMENTS ARE TO REMAIN CLEAR OF OBSTRUCTIONS. IF ANY EASEMENT IS FENCED AND ANY MAINTENANCE IS REQUIRED, IT WILL BE THE HOMEOWNER'S RESPONSIBILITY TO REMOVE/REPLACE SAID STRUCTURE.
- 16) MAINTENANCE OF ALL COMMON AREAS, SUCH AS DETENTION PONDS, PUBLIC WALK AREAS, ETC. SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION HOMEOWNERS ASSOCIATION. FAILURE TO MAINTAIN SUCH AREAS MAY RESULT IN ACTION BY THE CITY TO PROTECT THE PUBLIC'S HEALTH, SAFETY, AND WELFARE. COSTS OF SUCH ACTION MAY BE RECOVERED FROM THE HOMEOWNERS ASSOCIATION OR INDIVIDUAL SUBDIVISION HOMEOWNERS IN EQUAL SHARE AS NECESSARY.

#### REFERENCES:

- HARRISON COUNTY PROPERTY/TAX MAPS
- DEED OF SUBJECT PROPERTY AS FURNISHED BY CLIENT
- THE FOLLOWING REFERENCES OF RECORD:
- BOUNDARY SURVEY OF SUBJECT PROPERTY BY ED JENKINSON DATED 5/8/1988
- BOUNDARY SURVEY OF SUBJECT PROPERTY BY JAMES R. CLARKE DATED APRIL 14, 2020
- BOUNDARY SURVEY OF PROPERTY TO THE IMMEDIATE WEST AND SOUTH BY PATRICK MARTINO DATED 12/2020
- BOUNDARY SURVEY OR PROPERTY TO THE IMMEDIATE SOUTH BY JEFFREY C. COLLINGS DATED 10/20/2018
- MS 811 LOCATE TICKET # 210127080/0445 DATED 7/29/2021
- BUREAU OF LAND MANAGEMENT/GENERAL LAND OFFICE PLATS AS REFERENCED HEREON
- PLAT OF HENDERSON SHIPMAN HUGHES PARTITION
- PLAT OF COTTS SUBDIVISION (COPY PLAT BOOK 4/PG 308)
- PLAT OF QUARLES SUBDIVISION (COPY PLAT BOOK 1/PG 84)
- VARIOUS DEEDS OF REFERENCE SHOWN ON PLAT

#### FLOOD DATA

\*\*\*\*\* BY GRAPHIC NOTING ONLY \*\*\*\*\*  
This property is in Special Flood Hazard Area (SFHA) of the Flood Insurance Rate Map Community Panel No. 22004-0001-0101, which has an effective date of APRIL 15, 2002, and is NOT in a Special Flood Hazard Area. Flood insurance was not purchased for this area. An elevation certificate may be needed to verify this determination or used for an endorsement from the Federal Emergency Management Agency.  
\*\*\*\*\* NOTE: THERE IS NO CORRELATION BETWEEN CORNER OF SUBJECT PROPERTY \*\*\*\*\*

**LARRY P. SAUCIER  
SURVEYING, L.L.C.**

PROFESSIONAL LAND SURVEYOR  
15645 ORCHARD DRIVE  
GULFPORT, MS. 39503  
PHONE: (728) 860-1437  
email: mspis2939@gmail.com

N:316197.47  
E:885282.12

NOW OF FORMERLY  
MOLLIE ELIZABETH AND SKYLAR F. GLASS PROPERTY

2019-2918-D-JI  
DB 1433/PG 214  
DB 1020/PG 412  
DB 991/PG 415

JAMES CLARKE SURVEY (1/2020)  
N 89°27'39" E  
192.00'

NOW OF FORMERLY  
MOLLIE ELIZABETH AND SKYLAR F. GLASS PROPERTY

2019-2518-D-JI  
DB 1433/PG 214  
DB 1433/PG 214  
DB 1020/PG 412  
DB 991/PG 415

NOW OF FORMERLY  
ALVIN CASTIGLIA,  
ET. AL. PROPERTY  
DB 551/PAGE 497

S 89°02'55" W  
59.74' (A.P.S.)

NOW OF FORMERLY PROJECT FAMILY  
PROPERTY LLC  
LOT 8 CITY SUBDIVISION BLOCK 1



**MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

DANIEL R. BOUDREAU, JR., P.E.  
17381 South Carr Bridge Road  
Biloxi, MS 39532  
Telephone: 228-297-1647

May 19, 2022

Mr. David Ball, P.E.  
Overstreet and Associates  
161 Lameuse Street  
Biloxi, MS 39530

Re: Sumner Grove Subdivision Certification and Cost of Improvements

Dear Mr. Ball:

The subdivision is complete and in substantial compliance with the approved plans and specifications. The potable water system was pressure tested and chlorinated per the City of Long Beach requirements. The sanitary sewer lines were videoed and are included for your records. The road and stormwater system as-builts are also included.

Construction costs are as follows:

- Sewer System	\$29,161
- Water System	\$33,031
- Drainage System	\$38,684
- Roadway	\$105,192
- Underground Power	\$19,000
- Future Sidewalks	\$24,200

Attachments:

- Potable Water Tests (Paper copy and on CD)
- Sanitary Sewer Video (CD)
- Road Base Tests (Paper copy and on CD)

● Page 1

- State Approvals (Paper copy and on CD)

If any questions or comments arise, please do not hesitate to call.

Sincerely,

Daniel R. Boudreaux, Jr., P.E.

● Page 2



**MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



LELAP Certification # 01960  
Lab ID# MS00021  
TNI ID # TNI01397

Mailing Address:  
PO Box 1410  
Ocean Springs, MS  
39566-1410

6500 Sunplex Drive  
Ocean Springs, MS 39564  
228.875.6420 Phone  
228.875.6423 Fax

April 07, 2022

Michael Cantrell

Work Order # : 2204078

Coast Chlorinator & Pump  
PO Box 6336  
North Biloxi, MS 39540-6336  
RE: Sumner Grove LLC

Purchase Order #

Enclosed are the Micro-Methods Laboratory, Inc. results of analyses for samples received by the laboratory on 04/05/2022 13:10. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Mitch Spicer  
Lab Director

**DISCLAIMER**

*The results only relate to the items or the sample and/or samples received by the laboratory. This report shall not be reproduced except in full, without the approval of the laboratory. Laboratory results on this report are in accordance with Manual for the Certification of Laboratories Analyzing Drinking Water, 5th Ed, 2005 unless detailed qualifications are indicated in a case narrative section of the report.*

Page 1 of 6



**Coliform Report**

6500 Sunplex Drive  
Ocean Springs, MS 39564  
228-875-6420 Phone  
228-875-6423 Fax  
Page 2 of 6

<b>Coast Chlorinator &amp; Pump</b>	Project: Sumner Grove LLC
PO Box 6336	Project Number: Sumner Grove Long Beach
North Biloxi MS, 39540-6336	Project Manager: Michael Cantrell
<b>SAMPLED:</b> 04/05/2022	<b>REPORTED:</b> 04/07/2022 09:14
<b>RECEIVED:</b> 04/05/2022	

<b>LAB #</b>	2204078-01					
<b>MATRIX</b>	Drinking Water					
<b>SAMPLE ID</b>	Lot 10					
<b>Sample Date/Time</b>	04/05/2022 10:55					
<b>Collected by:</b>	Michael Cantrell					

**Field Test (Drinking Water)**

*SM4500-CI-6-2011*

Chlorine Free	mg/L	0.7				
---------------	------	-----	--	--	--	--

**Microbiological Parameters (Drinking Water)**

*SM 9223 B-2004*

Coliform, Total	Absent					
E. Coli	Absent					

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Page 2 of 6

# MINUTES OF JUNE 23, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**Coliform Report**

6500 Sunplex Drive  
Ocean Springs, MS 39564  
228-875-6420 Phone  
228-875-6423 Fax  
Page 3 of 6

<b>Coast Chlorinator &amp; Pump</b> PO Box 6336 North Biloxi MS, 39540-6336 SAMPLED: 04/05/2022 RECEIVED: 04/05/2022	Project: <b>Summer Grove LLC</b> Project Number: Summer Grove Long Beach Project Manager: Michael Cantrell REPORTED: 04/07/2022 09:14
--	--

**CASE NARRATIVE SUMMARY**

All reported results are within Micro-Methods Laboratory, Inc. defined laboratory quality control objectives unless detailed in narrative summary or identified as qualifications. NOTE: All results listed on this report are calculated on a wet weight basis (as received by the laboratory) unless otherwise noted in the analysis qualification sections.

All times reported are based on computer generated 24-hour time clock

Summary Comments:

- Absent The report result in coliform/E. coli meets Ms State Department of Health specifications for coliform.
- Present The report result in coliform/E. coli **DOES NOT** meet Ms State Department of Health specifications for coliform.

*Any Mississippi compliance sample that is positive for either total coliform or E. coli must be reported by telephone or fax within two hours of detection to the MSDH Bureau of Public Water Supply. The Bureau of Public Water Supply is the enforcement authority responsible for ensuring that public water systems comply with the Safe Drinking Water Act. The U.S. Environmental Protection Agency has designated the MSDH Laboratory as the certifying agency for approval of chemical and microbiological laboratories processing official samples of water. The laboratory certification program ensures that approved laboratories use methods and techniques that are in substantial agreement with the current editions of Standard Methods for the Examination of Dairy Products and Standard Methods for the Examination of Water and Wastewater. Micro-Methods Laboratory analyzes compliance samples under the Safe Drinking Water Act, and meets the minimum criteria specified by the EPA "Manual for Certification of Laboratories Analyzing Drinking Water" Fifth Edition, January 2005. EPA 815-R-05-004.*

*Meeting regulatory reporting requirements by the certified drinking water laboratory DOES NOT relieve the municipality from reporting to the Bureau of Public Water Supply. If any sample is total coliform- or E. coli-positive, "the system must notify the State by the end of the day when the system is notified of the test result, unless the system is notified of the result after the State office is closed, in which case the system must notify the State before the end of the next business day." (40 CFR 141.21(e)(1)).*

**Bureau of Public Water Supply: (601) 576-7518, (601) 576-7800 (fax)**

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



**Coliform Report**

6500 Sunplex Drive  
Ocean Springs, MS 39564  
228-875-6420 Phone  
228-875-6423 Fax  
Page 4 of 6

<b>Coast Chlorinator &amp; Pump</b> PO Box 6336 North Biloxi MS, 39540-6336 SAMPLED: 04/05/2022 RECEIVED: 04/05/2022	Project: <b>Summer Grove LLC</b> Project Number: Summer Grove Long Beach Project Manager: Michael Cantrell REPORTED: 04/07/2022 09:14
--	--

**Certified Analyses included in this Report**

Analyte	Certifications
<i>MS 9222 B-2004 in Drinking Water</i>	
Coliform, Total	C03
E. Coli	C03

**\*\*Only compounds included in this list are associated with accredited analyses\*\***

**Laboratory Accreditations/Certifications**

Code	Description	Number	Expires
C01	LA Environmental Lab Accreditation Program	01960	06/30/2022
C02	The NELAP Institute (NELAP)	TNI01397	06/30/2022
C03	Ms Dept of Health (Drinking Water Microbiology)	MS00021	12/31/2022
C04	Ms Dept of Health (Drinking Water Chemistry)	MS00021	12/31/2022
C05	Ms DEQ Lead Firm Certification	PBF-00000028	03/24/2023
C06	MsDEQ Asbestos Inspector : C.D. Bingham	ABI-00001348	02/12/2023
C07	MsDEQ Air Monitor : C.D. Bingham	AM 011572	02/13/2023
C08	MsDEQ Asbestos Inspector: C. W. Meins	ABI-00001821	09/09/2022
C09	MsDEQ Air Monitor : C.W. Meins	AM-011189	02/13/2023
C14	MsDEQ Lead Paint Inspector : C.D. Bingham	PBI-00003690	01/29/2023
C15	MsDEQ Lead Paint Inspector : C.W. Meins	PBI-00001740	01/29/2023

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

# MINUTES OF JUNE 23, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Coliform Report

6500 Sunplex Drive  
Ocean Springs, MS 39564  
228-875-6420 Phone  
228-875-6423 Fax  
Page 5 of 6

<b>Coast Chlorinator &amp; Pump</b> PO Box 6336 North Biloxi MS, 39540 6336 SAMPLED: 04/05/2022 RECEIVED: 04/05/2022	Project: Summer Grove LLC Project Number: Summer Grove Long Beach Project Manager: Michael Cantrell REPORTED: 04/07/2022 09:14
--	---

Analyst Initials Key	
FullName	Initials
Client	CLI
Gordon A Ryan	GAR
Sarah E. Tomek	SET
Teresa Meins	TKM
Tina Tomek	TPT

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Page 5 of 6



### Chain of Custody Record

Print form

PO Box 1410, Ocean Springs, MS 39566-1410  
(228) 875-6420 FAX (228) 875-6423  
www.micromethodslab.com

Lab ID# MS00021  
LELAP ID # 01960  
TNI ID # TNI01397

IAAI Lab W/O #	<span style="font-size: 2em; font-family: cursive;">2204078</span>
-------------------	--

Company Name: <b>Coast Chlorinator &amp; Pump</b>		Project Manager: <b>Michael Cantrell</b>		Turn Around Time & Reporting <small>Our normal turn around time is 10 working days</small>					
Address: <b>PO Box 6336</b>		Purchase Order #:		<input type="checkbox"/> Normal      *All rush order      Phone <input type="checkbox"/> Next Day      requests must be      Mail <input type="checkbox"/> 2nd Day      prior approval.      Fax <input type="checkbox"/> Other*      Email		QC Level: Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3 <input type="checkbox"/>			
City: <b>North Biloxi</b> State: <b>MS</b> Zip: <b>39532</b>	Email Address: <b>ccpmichael@cablone.net</b>			Sample Name Printed: <i>Michael Cantrell</i>					
Phone: <b>228-860-9162</b>	Sample Name Signed: <i>[Signature]</i>								
Fax: <b>228-392-0553</b>									
List Analyses Requested				Field Testing					
Project Name: <b>Summer Grove LLC</b>	Preservative			DT	DT	DT	DT	Matrix: W = Water DW = Drinking Water S = Solid SO = Soil SL = Sediment L = Liquid A = Air O = Oil SL = Sludge	
Project #: <b>Summer Grove Long Beach</b>	# of Containers	Grab (G) or Composite (C)	Total Coliform SV6023B	Free Chlorine SM 4500-Cl-G	Field Test	Field Test	Field Test		Field Test
Sample Identification: <b>LOT 10</b>	Sampling Date/Time: <b>4-5/10 5:50 PD</b>	Matrix Code: <b>LD</b>	<b>1 G</b>	<b>LD</b>					Preservation: 1 = H2SO4 2 = H3PO4 3 = NaOH 4 = ZnC4-H10O6 5 = ZnC4-H10O6 & NaOH 6 = HNO3 7 = Na2S2O3 8 = HCl 9 = NaHSO4
Received on Ice? <input checked="" type="checkbox"/> Thermometers: <b>5</b> Cooler #: <b>11028</b> Receipt Temp Corrected (°C): <b>23.0°C</b>	Date & Time: <b>4-5-22</b> By: <b>[Signature]</b> Sample: <b>X</b> Blank: <b></b> Cooler: <b></b>				**All Temps are Corrected Values**				
Relinquished by: <i>Michael Cantrell</i>	Signature: <i>[Signature]</i>	Company: <b>COP</b>	Date: <b>4-5</b>	Time: <b>1:10</b>	Notes:				
Received by: <i>Sarah Tomek</i>	Signature: <i>[Signature]</i>	Company: <b>MM</b>	Date: <b>4/5/22</b>	Time: <b>1:30</b>					
Relinquished by:	Signature:	Company:	Date:	Time:					
Received by:	Signature:	Company:	Date:	Time:					
Relinquished by:	Signature:	Company:	Date:	Time:					

DCN# F316 Rev.#5

Physical Address: 6500 Sunplex Drive, Ocean Springs MS 39564

Page 6 of 6



# MINUTES OF JUNE 23, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



LELAP Certification # 01960  
Lab ID# MS00021  
TNI ID # TNI01397

Mailing Address:  
PO Box 1410  
Ocean Springs, MS  
39566-1410

6500 Sunplex Drive  
Ocean Springs, MS 39564  
228.875.6420 Phone  
228.875.6423 Fax

April 07, 2022

Michael Cantrell

Work Order #: 2204117

Coast Chlorinator & Pump  
PO Box 6336  
North Biloxi, MS 39540-6336  
RE: Sumner Grove LLC

Purchase Order #

Enclosed are the Micro-Methods Laboratory, Inc. results of analyses for samples received by the laboratory on 04/06/2022 12:07. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Mitch Spicer  
Lab Director

**DISCLAIMER**

*The results only relate to the items or the sample and/or samples received by the laboratory. This report shall not be reproduced except in full, without the approval of the laboratory. Laboratory results on this report are in accordance with Manual for the Certification of Laboratories Analyzing Drinking Water, 5th Ed, 2005 unless detailed qualifications are indicated in a case narrative section of the report.*



**Coliform Report**

6500 Sunplex Drive  
Ocean Springs, MS 39564  
228-875-6420 Phone  
228-875-6423 Fax

<b>Coast Chlorinator &amp; Pump</b>	Project: Sumner Grove LLC
PO Box 6336	Project Number: Sumner Grove Long Beach
North Biloxi MS, 39540-6336	Project Manager: Michael Cantrell
<b>SAMPLED:</b> 04/06/2022	<b>REPORTED:</b> 04/07/2022 14:38
<b>RECEIVED:</b> 04/06/2022	

<b>LAB #</b>	2204117-01					
<b>MATRIX</b>	Drinking Water					
<b>SAMPLE ID</b>	Lot 10					
<b>Sample Date/Time</b>	04/06/2022 11:15					
<b>Collected by:</b>	Michael Cantrell					

**Field Test (Drinking Water)**

<i>SM4500-Cl-G-2011</i>						
Chlorine Free	mg/l	0.4				

**Microbiological Parameters (Drinking Water)**

<i>SM 9223 B-2004</i>						
Coliform, Total	Absent					
F. Coli	Absent					

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

# MINUTES OF JUNE 23, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**Coliform Report**

6500 Sunplex Drive  
Ocean Springs, MS 39564  
228-875-6420 Phone  
228-875-6423 Fax  
Page 3 of 6

<b>Coast Chlorinator &amp; Pump</b> PO Box 6336 North Biloxi MS, 39540-6336 SAMPLED: 04/06/2022 RECEIVED: 04/06/2022	Project: Summer Grove LLC Project Number: Summer Grove Long Beach Project Manager: Michael Cantrell REPORTED: 04/07/2022 14:38
--	---

**CASE NARRATIVE SUMMARY**

All reported results are within Micro-Methods Laboratory, Inc defined laboratory quality control objectives unless detailed in narrative summary or identified as qualifications. NOTE: All results listed on this report are calculated on a wet weight basis (as received by the laboratory) unless otherwise noted in the analysis qualification sections.

All times reported are based on computer generated 24-hour time clock

**Summary Comments:**

- Absent The report result in coliformE.coli meets Ms State Department of Health specifications for coliform.
- Present The report result in coliformE.coli **DOES NOT** meet Ms State Department of Health specifications for coliform.

*Any Mississippi compliance sample that is positive for either total coliform or E. coli must be reported by telephone or fax within two hours of detection to the MSDH Bureau of Public Water Supply. The Bureau of Public Water Supply is the enforcement authority responsible for ensuring that public water systems comply with the Safe Drinking Water Act. The U.S. Environmental Protection Agency has designated the MSDH Laboratory as the certifying agency for approval of chemical and microbiological laboratories processing official samples of water. The laboratory certification program ensures that approved laboratories use methods and techniques that are in substantial agreement with the current editions of Standard Methods for the Examination of Dairy Products and Standard Methods for the Examination of Water and Wastewater. Micro-Methods Laboratory analyzes compliance samples under the Safe Drinking Water Act, and meets the minimum criteria specified by the EPA "Manual for Certification of Laboratories Analyzing Drinking Water" Fifth Edition, January 2005.EPA 815-R-05-004.*

*Meeting regulatory reporting requirements by the certified drinking water laboratory DOES NOT relieve the municipality from reporting to the Bureau of Public Water Supply. If any sample is total coliform- or E. coli-positive, "the system must notify the State by the end of the day when the system is notified of the test result, unless the system is notified of the result after the State office is closed, in which case the system must notify the State before the end of the next business day." (40 CFR 141.21(e)(1)).*

Bureau of Public Water Supply: (601) 576-7518, (601) 576-7800 (fax)

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



**Coliform Report**

6500 Sunplex Drive  
Ocean Springs, MS 39564  
228-875-6420 Phone  
228-875-6423 Fax  
Page 4 of 6

<b>Coast Chlorinator &amp; Pump</b> Box 6336 North Biloxi MS, 39540-6336 SAMPLED: 04/06/2022 RECEIVED: 04/06/2022	Project: Summer Grove LLC Project Number: Summer Grove Long Beach Project Manager: Michael Cantrell REPORTED: 04/07/2022 14:38
---	---

**Analyses included in this Report**

Analyte	Certifications
<i>223 B-2004 in Drinking Water</i>	
Coliform, Total	C03
Coli	C03

Only compounds included in this list are associated with accredited analyses\*\*

**Laboratory Accreditations/Certifications**

Code	Description	Number	Expires
C01	LA Environmental Lab Accreditation Program	01960	06/30/2022
C02	The NELAC Institute (NELAP)	TN01397	06/30/2022
C03	Ms Dept of Health (Drinking Water Microbiology)	MS00021	12/31/2022
C04	Ms Dept of Health (Drinking Water Chemistry)	MS00021	12/31/2022
C05	Ms DEQ Lead Firm Certification	PBF-00000028	03/24/2023
C06	MsDEQ Asbestos Inspector : C.D. Bingham	ABI-00001348	02/12/2023
C07	MsDEQ Air Monitor : C.D. Bingham	AM-011572	02/13/2023
C08	MsDEQ Asbestos Inspector: C. W. Meins	ABI-00001821	09/09/2022
C09	MsDEQ Air Monitor : C.W. Meins	AM-011189	02/13/2023
C14	MsDEQ Lead Paint Inspector : C.D. Bingham	PBI-00003690	01/29/2023
C15	MsDEQ Lead Paint Inspector : C.W. Meins	PBI-00001740	01/29/2023

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

# MINUTES OF JUNE 23, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**Coliform Report**

6500 Sunplex Drive  
Ocean Springs, MS 39564  
228-875-6420 Phone  
228-875-6423 Fax  
Page 5 of 6

<b>Coast Chlorinator &amp; Pump</b> Box 6336 North Biloxi MS, 39540-6336 REPORTED: 04/06/2022 RECEIVED: 04/06/2022	Project: Summer Grove LLC Project Number: Summer Grove Long Beach Project Manager: Michael Cantrell REPORTED: 04/07/2022 14:38
--	---

Analyst Initials Key	
FullName	Initials
Client	CLI
Gordon A Ryan	GAR
Sarah E. Tomek	SET
Teresa Meins	TKM
Tina Tomek	TPT

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



PO Box 1410, Ocean Springs, MS 39566-1410  
(228) 875-6420 FAX (228) 875-6423  
www.micromethodslab.com

**Chain of Custody Record**

Lab ID# MS00021  
LELAP ID # 01960  
TNI ID # TNI01397

MM Lab  
WC#

2204117

Company Name: <b>Coast Chlorinator &amp; Pump</b> Address: <b>PO Box 6336</b> City: <b>North Biloxi</b> State: <b>MS</b> Zip: <b>39532</b> Phone: <b>228-860-9162</b> Fax: <b>228-392-0553</b>			Project Manager: <b>Michael Cantrell</b> Purchase Order #: _____ Email Address: <b>ccpmichael@cablone.net</b> Sampler Name Printed: <i>Michael Cantrell</i> Sampler Name Signed: <i>[Signature]</i>			Turn Around Time & Reporting Our normal turn around time is 10 working days <input type="checkbox"/> Normal <input type="checkbox"/> All rush order <input type="checkbox"/> Phone <input type="checkbox"/> Next Day*      requests must be <input type="checkbox"/> Mail <input type="checkbox"/> 2nd Day*      prior approved. <input type="checkbox"/> Fax <input type="checkbox"/> Other* <input type="checkbox"/> Email		
Project Name: <b>Summer Grove LLC</b> Project #: <b>Summer Grove Long Beach</b> Sample Identification: <b>LOT 10</b> Sampling Date/Time: <b>4-6/2022 AM</b> Matrix Code: _____			List Analyses Requested			Field Testing		
			Preservation: _____ # of Containers: _____ Grab (G) or Composite (C): _____ Total Coliform SW62233: _____ Free Chlorine SM 4500-CLG: _____			Field Test: ID# _____ ID# _____ ID# _____ ID# _____ Matrix: W = Water DW = Drinking Water S = Solid SO = Soil SE = Sediment L = Liquid A = Air O = Oil SL = Sludge		
Received on ice? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      Thermometer# <b>5</b> Cooler # <b>1101</b> Receipt Temp Corrected (°C) <b>25.0</b>			Date & Time: _____ By: _____      Sample <input checked="" type="checkbox"/> Blank <input type="checkbox"/> Cooler <input type="checkbox"/>			**All Temps are Corrected Values**		
Relinquished by: <i>Michael Cantrell</i> Signature: <i>[Signature]</i> Company: <b>CCP</b> Date: <b>4-6-22</b> Time: <b>12:07</b>						Notes: _____		
Received by: <i>Sarah Tomek</i> Signature: <i>[Signature]</i> Company: <b>MM</b> Date: <b>4/6/22</b> Time: <b>12:19</b>								
Relinquished by: _____      Signature: _____      Company: _____      Date: _____      Time: _____								
Received by: _____      Signature: _____      Company: _____      Date: _____      Time: _____								
Relinquished by: _____      Signature: _____      Company: _____      Date: _____      Time: _____								
Received by: _____      Signature: _____      Company: _____      Date: _____      Time: _____								







**MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

		LNJ Services INC.
<b>Table of Contents</b>		
<b>Project</b> Summer Grove Sub.	<b>Printed on</b> 2/15/2022	<b>NASSCO-PACP-6</b>
<b>Client</b> Charles Gant		<b>Contractor</b> LNJ Services INC.
Project Information		1
Table of Contents		2
Section Summary		3
Section 1		5
Section 2		6

		LNJ Services INC.
<b>Section Summary</b>		
<b>Project</b> Summer Grove Sub.	<b>Printed on</b> 2/15/2022	<b>NASSCO-PACP-6</b>
<b>Client</b> Charles Gant		<b>Contractor</b> LNJ Services INC.
Number of sections		2
Total length of sewer network		559.69 ft
Inspected length of sewer network		559.69 ft
Not inspected length of sewer network		0.00 ft
Total abandoned inspections		0
Number of inspection photos		0
Number of inspection vidfveos		2
Number of inclination measurements		0



# MINUTES OF JUNE 23, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

LNJ Services INC			
Section Summary			
Project <b>Summer Grove Sub.</b>	Printed on <b>2/15/2022</b>	NASSCO-PACP-6	
Client <b>Charles Gant</b>		Contractor <b>LNJ Services INC.</b>	
Pipe Segment Reference: Street: City: Total Length: Length Surveyed:	1 Summer Grove Long Beach 363.5 ft 363.5 ft	Upstream MH: Downstream MH: Material: Sewer Use:	MH 2 MH 1 Polyvinyl Chloride
Distance [ft]	PACP Code	Observation	
1 0.00	AMH	Manhole, Begin inspection	
2 4.90	TFC	Tap Factory Made Capped, at 3 o'clock, 6 inch dim	
3 26.72	TF	Tap Factory Made, at 9 o'clock, 6 inch dim	
4 62.38	TS	Tap Saddle, at 3 o'clock, 6 inch dim	
5 177.99	TF	Tap Factory Made, at 9 o'clock, 6 inch dim	
6 214.17	TS	Tap Saddle, at 3 o'clock, 6 inch dim	
7 291.54	TFC	Tap Factory Made Capped, at 3 o'clock, 6 inch dim	
8 338.27	TF	Tap Factory Made, at 9 o'clock, 6 inch dim	
9 363.52	AMH	Manhole, End inspection	
Pipe Segment Reference: Street: City: Total Length: Length Surveyed:	2 Summer Grove Long Beach 196.2 ft 196.2 ft	Upstream MH: Downstream MH: Material: Sewer Use:	MH 1 Exit MH Polyvinyl Chloride
Distance [ft]	PACP Code	Observation	
1 0.00	AMH	Manhole, Begin Inspection	
2 3.77	TF	Tap Factory Made, at 1 o'clock, 6 inch dim	
3 108.99	TF	Tap Factory Made, at 1 o'clock, 6 inch dim	
4 164.23	TF	Tap Factory Made, at 9 o'clock, 6 inch dim	
5 165.89	TF	Tap Factory Made, at 2 o'clock, 6 inch dim	
6 196.17	AMH	Manhole, End inspection	

LNJ Services INC				
Section Inspection Report				
Project <b>Summer Grove Sub.</b>	Printed on <b>2/15/2022</b>	NASSCO-PACP-6		
Client <b>Charles Gant</b>		Contractor <b>LNJ Services INC.</b>		
Pipe Segment Reference: 1	City <b>Long Beach</b>	Street <b>Summer Grove</b>		
Date <b>15/02/2022</b>	Operator <b>Jordan Ladner</b>	Pre-Cleaning <b>No Pre-Cleaning</b>		
Upstream MH <b>MH 2</b>	Downstream MH <b>MH 1</b>	Height <b>8 inch</b>		
Total Length <b>363.5 ft</b>	Length Surveyed <b>363.5 ft</b>	Width		
Direction <b>MH 2-&gt;MH 1</b>	Material <b>Polyvinyl Chloride</b>	Video name <b>1_0001.mp4</b>		
Shape <b>Circular</b>	Sewer Use			
POSITION [ft]	DC CODE	OBSERVATION	VIDEO	FOTO
MH 2 0.00	AMH	Manhole, Begin inspection	00:00:02	
4.90	TFC	Tap Factory Made Capped, at 3 o'clock	00:00:39	
26.72	TF	Tap Factory Made, at 9 o'clock, 6 inch	00:01:39	
62.38	TS	Tap Saddle, at 3 o'clock, 6 inch dim	00:02:51	
177.99	TF	Tap Factory Made, at 9 o'clock, 6 inch	00:05:15	
214.17	TS	Tap Saddle, at 3 o'clock, 6 inch dim	00:06:37	
291.54	TFC	Tap Factory Made Capped, at 3 o'clock	00:08:24	
338.27	TF	Tap Factory Made, at 9 o'clock, 6 inch	00:09:50	
363.52	AMH	Manhole, End inspection	00:10:45	
MH 1				
Scale 1:3265				

**MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

LNJ Services INC.		
<b>Section Inspection Report</b>		
Project <b>Sumner Grove Sub.</b>	Printed on <b>2/15/2022</b>	<b>NASSCO-PACP-6</b>
Client <b>Charles Gant</b>		Contractor <b>LNJ Services INC.</b>
Pipe Segment Reference <b>2</b>	City <b>Long Beach</b>	Street <b>Sumner Grove</b>
Date <b>15/02/2022</b>	Operator <b>Jordan Ladner</b>	Pre-Cleaning <b>No Pre-Cleaning</b>
Upstream MH <b>MH 1</b>	Downstream MH <b>Exist MH</b>	Height <b>8 inch</b>
Total Length <b>196.2 ft</b>	Length Surveyed <b>196.2 ft</b>	Width
Direction <b>MH 1-&gt;Exist MH</b>	Direction <b>MH 1-&gt;Exist MH</b>	Material <b>Polyvinyl Chloride</b>
Shape <b>Circular</b>	Sewer Use	Video name <b>2_0001.mp4</b>

POSITION [ft]	DC	CODE	OBSERVATION	VIDEO	FOTO
MH 1 0.00	AMH		Manhole, Begin inspection	00:00:00	
3.77	TF		Tap Factory Made, at 1 o'clock, 6 inch	00:00:31	
108.99	TF		Tap Factory Made, at 1 o'clock, 6 inch	00:02:50	
164.23	TF		Tap Factory Made, at 9 o'clock, 6 inch	00:04:21	
165.89	TF		Tap Factory Made, at 2 o'clock, 6 inch	00:04:58	
196.17	AMH		Manhole, End inspection	00:06:00	

Page: 6



**State of Mississippi**

TATE REEVES  
Governor

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY  
CHRIS WELLS, EXECUTIVE DIRECTOR

December 22, 2021

Mr. Charles Gant  
Sumner Grove, LLC  
14397 Creosote Road  
Gulfport, MS 39503

Dear Mr. Gant:

Re: Sumner Grove  
Lot Nos. 1-18  
Long Beach, Harrison County  
Project No. 80057-PLA20210001

Your technical review of the plans and specifications for the referenced wastewater collection project has been finalized and initial approval for construction is hereby given.

You are reminded that the owner is responsible for proper planning, design, construction, operation, maintenance, replacement, performance, and fiscal integrity of the project. The Department's approval of any document does not relieve the owner or any others of any liabilities or responsibilities. Department approval of any document is for administrative purposes only, and does not establish or convey any such liability or responsibility.

Please be reminded that it is the full responsibility of the owner to ensure all other approvals, permits, clearances, easements, agreements, etc., which may be required prior to or during construction of the project have been or will be obtained.

No later than 60 days after the completion of the project, the owner must, through a letter signed by a professional engineer, certify to the department that the project has been constructed in accordance with submitted plans and specifications. If any changes to the approved plans and specifications are made, "as-built" drawings with a list of all changes must also be submitted. We strongly encourage the submission of Final Plans and Specifications in an electronic file format such as PDF, TIFF on CD or DVD. Please note this is a change from the past procedure of requiring "hard-copy" plans. A signed and stamped cover letter should be included with any electronic files indicating that the plans and specifications submitted electronically were developed by a professional engineer who holds a valid certificate of registration as a professional engineer issued by the Mississippi State Board of Registration for Professional Engineers and Land Surveyors. **Final approval will not be granted until our office has received the engineer's certification of completeness and our office has finalized review of any significant changes to the initial plans.**

Should you have any questions, please contact me at (601) 961-5171.

**MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Sincerely,



Bradley R. Crain, P.E., BCEE  
Chief, Municipal & Private Facilities Branch  
Environmental Permits Division

cc: William F. Moody, P.E., BCEE, MSDH  
Daniel R. Boudreaux, Jr., P.E.

OFFICE OF POLLUTION CONTROL  
POST OFFICE BOX 2261 • JACKSON, MISSISSIPPI 39225-2261 • TEL: (601) 961-5171 • FAX: (601) 354-6612 • www.mdeq.ms.gov  
Facebook: @mdeq.ms • Twitter: @MDEQ • Instagram: @MDEQ  
AN EQUAL OPPORTUNITY EMPLOYER



**State of Mississippi**

**TATE REEVES**  
Governor

**MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY**  
CHRIS WELLS, EXECUTIVE DIRECTOR

May 23, 2022

Mr. Charles Gant  
Summer Grove, LLC  
14397 Creosote Road  
Gulfport, MS 39503

Dear Mr. Gant:

Re: Summer Grove  
Lot Nos. 1-18  
Long Beach, Harrison County  
Project No. 80057-PLA20210001

We have received the as-built drawings and your consulting engineer's certification that the referenced project has been completed in accordance with the plans and specifications approved by our office. We have no further comments on this project.

Should you have any questions, please contact me at (601) 961-5171.

Sincerely,



Bradley R. Crain, P.E., BCEE  
Chief, Municipal and Private Facilities Branch  
Environmental Permits Division

cc: William F. Moody, P.E., BCEE, MDOH  
Daniel R. Boudreaux, Jr., P.E.

OFFICE OF POLLUTION CONTROL  
POST OFFICE BOX 2261 • JACKSON, MISSISSIPPI 39225-2261 • TEL: (601) 961-5171 • FAX: (601) 354-6612 • www.mdeq.ms.gov  
Facebook: @mdeq.ms • Twitter: @MDEQ • Instagram: @MDEQ  
AN EQUAL OPPORTUNITY EMPLOYER



# MINUTES OF JUNE 23, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Permit Action Form  
Sumner Grove LLC, Sumner Grove Subdivision  
Commission Road added to 12/14/2021  
Harrison County pb agenda renee  
Long Beach, MS 39532

Branch Manager: Florance Bass SIC: 1521

**Recommendations**

<b>Folder No. – Activity Type</b> GNP20210001 - NA-Construction	<b>Permit No.</b> MSR108519	<b>DEQ Contact</b> Daniel Anderson
--	--------------------------------	---------------------------------------

**Action:**  Issue  Modification **By:**  Division Chief  
 Reissue  Minor Mod (Admin)  Permit Board  
 Revoke  Terminate

**Programs:**

Program	Sub Program	Start Date	End Date
Water	Construction Stormwater	11/22/2021	

Marked subprograms should be deleted from the master file by the Master File Administrator

Program	Sub Program	Start Date
Water	Construction Stormwater	11/22/2021

**ICIS:**  ICIS form completed  
 Not applicable

**Secretary of State:**  Certification received, registered and in good standing  
 Certification not required (government entity, sole proprietorship, etc.)

**Public Notice Only:**  Proof of publication received and attached  
 Newspaper notice NOT required

**Basis:** LCNOI and LCSW General Permit

**Comments:** The receiving stream is Canal Number One. There are no 303d issues. There are no other permits required in association with this project. There are no applicable coordination issues.

**Administrative Tasks**

Task	Scheduled Date	Completed Date
NOI Received	08/19/2021	08/18/2021
In-House and Other State Agency Coordination Completed	09/06/2021	09/06/2021
NOI, SWPPP, P&S Reviewed and Deficiencies Resolved	11/15/2021	11/10/2021
Final Coverage/Supporting Documents Prepared and Sent for Signature	11/22/2021	11/22/2021
Issue Coverage	11/17/2021	
Receive Prime Contractor Certification		
NOD(s) to Applicant Issued		09/29/2021

**Requirement Profiles:** cas 11/23/2021  
 80057 General Permit GNP20210001

Category	ID	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8
ACT	1	Permit Shell	General Permit	Water	Large Construction				

MINUTES OF JUNE 23, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MISSISSIPPI STATE DEPARTMENT OF HEALTH

December 29, 2021

Mr. Daniel R. Boudreaux, Jr., P.E.
17381 S Carr Bridge Road
Biloxi, MS 39532

RE: Sumner Grove Subdivision, 18 Lots, City of Long Beach, PWS ID# 0240005, Harrison County, Ref.# 119968

Dear Mr. Boudreaux:

We have reviewed the information submitted in relation to the above referenced project and the plans and specifications are hereby approved.

The Division of Water Supply, Mississippi State Department of Health must be notified of the final inspection. To assure that a Division representative can be present, please notify the Division in writing two weeks prior to the inspection. When this project is completed, we will require:

Certification from you that the project has been constructed in substantial accordance with the approved specifications.

Records of satisfactory bacteriological results from an approved laboratory should be included with your certification.

One set of as-built plans.

If construction of this project has not been initiated within one year from this date, then this approval will be invalid and the project must be resubmitted.

Sincerely,

DocuSigned by: Wendy Ferrill

Wendy Ferrill, P.E., BCEE
Environmental Engineer

570 East Woodrow Wilson • Post Office Box 1700 • Jackson, MS 39215-1700
1-866-HLTHY4U • www.HealthyMS.com

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Certificate Of Completion

Envelope Id: 2E1289D0F066430C865FA8CF9F77F10A
Subject: Please DocuSign, 119968, approval.doc
Source Envelope:
Document Pages: 1
Certificate Pages: 1
AutoNav: Enabled
EnvelopeId Stamping: Disabled
Time Zone: (UTC-06:00) Central Time (US & Canada)

Status: Completed

Envelope Originator: Ferrill, Wendy
570 East Woodrow Wilson Drive
Jackson, MS 39216
wendy.ferrill@msdh.ms.gov
IP Address: 65.92.249.232

Record Tracking

Status: On Hold
12/29/2021 12:49:13 PM

Holder: Ferrill, Wendy
wendy.ferrill@msdh.ms.gov

Location: DocuSign

Signer Events

Wendy Ferrill
wendy.ferrill@msdh.ms.gov
Environmental Engineer
Mississippi State Department of Health
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by: Wendy Ferrill

Signature Adaption: Pre-selected Style
Using IP Address: 65.92.249.232

Timestamp

Sent: 12/29/2021 12:50:04 PM
Viewed: 12/29/2021 12:50:11 PM
Signed: 12/29/2021 12:50:17 PM

Electronic Record and Signature Disclosure: Not Offered via DocuSign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Boudreaux, Daniel
dboud88@att.net
Security Level: Email, Account Authentication (None)

COPIED

Sent: 12/26/2021 12:50:17 PM
Viewed: 12/29/2021 2:02:59 PM

Electronic Record and Signature Disclosure: Not Offered via DocuSign

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent
Certified Delivered
Signing Complete
Completed

Hashed/Encrypted
Security Checked
Security Checked
Security Checked

12/29/2021 12:50:04 PM
12/29/2021 12:50:11 PM
12/29/2021 12:50:17 PM
12/29/2021 12:50:17 PM

Payment Events

Status

Timestamps

MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MISSISSIPPI STATE DEPARTMENT OF HEALTH

May 5, 2022

Mr. Daniel R. Boudreaux, Jr., P.E.  
17381 S Carr Bridge Road  
Biloxi, MS 39532

RE: Final Approval for Sumner Grove Subdivision, 18 Lots, City of Long Beach, PWS ID# 0240005, Harrison County, Initial MSDH Ref.# 119968, Final MSDH Ref.# 120165

Dear Mr. Boudreaux:

We have received certification from you that the above referenced project was completed in accordance with the approved plans and specifications. We are now able to issue Mississippi State Department of Health final approval. We are retaining the submitted information for our files.

Sincerely,

DocuSigned by  
*Wendy Ferrill*  
11528276131438

Wendy Ferrill, P.E., BCEE  
Environmental Engineer

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DocuSign

Certificate Of Completion

Envelope Id: 4E635D44C46B499D86E38A3C9C74F4A6  
Subject: Please DocuSign: 120165\_final.doc  
Source Envelope:  
Document Pages: 1  
Certificate Pages: 1  
AutoNav: Enabled  
Envelope Stamping: Disabled  
Time Zone (UTC-05:00) Central Time (US & Canada)

Status: Completed

Envelope Originator:  
Ferrill, Wendy  
570 East Woodrow Wilson Drive  
Jackson, MS 39216  
wendy.ferrill@msdh.ms.gov  
IP Address: 69.92.249.232

Record Tracking

Status: Original  
5/5/2022 9:42:53 AM

Holder: Ferrill, Wendy  
wendy.ferrill@msdh.ms.gov

Location: DocuSign

Signer Events

Wendy Ferrill  
wendy.ferrill@msdh.ms.gov  
Environmental Engineer

Mississippi State Department of Health  
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by  
*Wendy Ferrill*  
11528276131438

Signature Adoption: Pre-selected Style  
Signed by link sent to wendy.ferrill@msdh.ms.gov  
Using IP Address: 69.92.249.232

Timestamp

Sent: 5/5/2022 9:43:40 AM  
Viewed: 5/5/2022 9:43:47 AM  
Signed: 5/5/2022 9:43:53 AM

Electronic Record and Signature Disclosure:  
Not Offered via DocuSign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Boudreaux, Daniel  
dboud888@att.net  
Security Level: Email, Account Authentication (None)

**COPIED**

Sent: 5/5/2022 9:43:54 AM  
Viewed: 5/5/2022 10:57:43 AM

Electronic Record and Signature Disclosure:  
Not Offered via DocuSign

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent  
Certified Delivered  
Signing Complete  
Completed

Hashed/Encrypted  
Security Checked  
Security Checked  
Security Checked

5/5/2022 9:43:46 AM  
5/5/2022 9:43:47 AM  
5/5/2022 9:43:53 AM  
5/5/2022 9:43:54 AM

Payment Events

Status

Timestamps



**MINUTES OF JUNE 23, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

161 Lameuse St., Suite 203  
Biloxi, MS 39530  
228-967-7137



**OVERSTREET  
& ASSOCIATES  
CONSULTING ENGINEERS**

630 Delmas Ave., Suite B  
Pascagoula, MS 39567  
228-967-7137

June 23, 2022

City of Long Beach  
P.O. Box 929  
Long Beach, MS 39560

**RE: Sumner Grove S/D**

Ladies and Gentlemen:

We understand that the developer of the referenced subdivision is seeking Final Plat approval for the referenced 18-lot subdivision. We have comments relative to the constructed parts of the subdivision:

1. Plat - We have requested that the developer include a note on the plat which reads: "MAINTENANCE OF ALL COMMON AREAS, SUCH AS DETENTION PONDS, PUBLIC MAIL AREAS, ETC., SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILURE TO MAINTAIN SUCH AREAS MAY RESULT IN ACTION BY THE CITY TO PROTECT THE PUBLIC'S HEALTH, SAFETY, AND WELFARE. COSTS OF SUCH ACTION MAY BE RECOVERED FROM THE HOMEOWNER'S ASSOCIATION OR INDIVIDUAL SUBDIVISION HOMEOWNERS IN EQUAL SHARE AS NECESSARY."
2. There is one item of work which was not yet completed on-site as of 6/22/2022: the reinstallation of traffic striping for the centerline and edge striping of Commission Rd., where the road was cut & overlaid for their water & sewer main connections. We therefore recommend a 2-year completion bond in the amount of \$1250 be provided by the developer. We have prepared and attached a worksheet for a completion bond with an estimate for the cost of each of the incomplete items.

We have also received a statement from the developer regarding the actual cost of the public improvements constructed as part of this subdivision phase, which we have accepted with some slight modifications. Based upon this value, the correct amount for the two-year warranty bond for this development would be  $10\% \times \sim \$249,268 = \$24,927$ . In summary, we see no reason to withhold acceptance of the final plat of the referenced subdivision, on the assumption that the correction to the plat is already made.

Sincerely,

David Ball, P.E.

DB:539  
Attachment

**MINUTES OF JUNE 23, 2022**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**  
 LONG BEACH - SUMNER GROVE S/D  
 2-YEAR COMPLETION BOND ESTIMATE - 6/23/2022

DESCRIPTION	QUANTITY	UNIT COST	EXTENSION
REPLACE CENTERLINE & EDGE STRIPING ON COMMISSION RD., AT CUT FOR SEWER	1 LS	\$ 1,000.00	\$ 1,000.00
TOTAL CONSTRUCTION COST			\$ 1,000.00
ADMINISTRATIVE COSTS (25%)			\$ 250.00
REQUIRED COMPLETION BOND VALUE			\$ 1,250.00

After considerable discussion and upon recommendation of the City Engineer, Commissioner Walters made motion, seconded by Commissioner Suthoff and unanimously carried to approve the application as submitted.

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There being no further business to come before the Planning and Development at this time, Commissioner Suthoff made motion, seconded by Commissioner Glenn and unanimously carried to adjourn the meeting until the next regular scheduled meeting in due course.

APPROVED:

\_\_\_\_\_

Chairman Frank Olaivar

DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

Tina M. Dahl, Minutes Clerk

