



CITY OF BLACK DIAMOND
PLANNING COMMISSION SPECIAL MEETING MINUTES
November 18, 2025, 6:00 PM

CALL TO ORDER, FLAG SALUTE, ROLL CALL

Chair Morgan called the meeting to order at 6:00 p.m.

Present: Commissioner Kelley Sauskojus
Commissioner Jeff Todd
Commissioner Grifan Cayce via Zoom
Commissioner Pam McCain via Zoom
Commissioner Tommy Paramo
Chair/Commissioner Carol Morgan
Commissioner Heather Asante

Staff: Interim Community Development Director, Andrew Williamson
Senior Planner, Jill Kuzaro
Deputy City Clerk, Carina Thornquist
IT Staff, Jake Kapsandy

PUBLIC COMMENT - None

PUBLIC HEARING - None

STUDY/WORK SESSION - None

UNFINISHED BUSINESS - None

NEW BUSINESS -

- 1) General Discussion of Middle Housing Requirements and Development Regulations

Interim Community Development Director Williamson gave a brief history and what will need to take place next. The highlights of his discussion were as follows:

- 10/16 Comprehensive Plan was adopted by City Council
- What was known as the “zoning map” is now the “Proposed Zoning Map”. This will be coming back to the Planning Commission to work on next year.
- The following items need to be accomplished:
 - Middle Housing (done by April)
 - Zoning Map and FLUME need to match up
 - Development Regulations
 - Sensitive Area Ordinances

- 2) Proposition to change the meeting schedule was made by Mr. Williamson.
 - a. Starting in January, he would like to meet twice a month.
 - i. First meeting of the month would be the regular meeting. In addition, this would be the meeting where Public Hearings would take place.
 - ii. Second meeting of the month would be two weeks later; day of the week may be flexible.

COMMUNITY DEVELOPMENT DEPARTMENT REPORT –

Mr. Williamson reported on the following items:

- A Calendar and To Do List is being sent out in January.
- New employees include a Building Official, Building Inspector, and Permit Tech/Assistant Planner. And he is adding another planner.
- Discussed different plats being worked on (Oakpointe, Rock creek Reserve, Diamond Square)
- The old Dinner House has been sold and an Edward Jones office is coming in.
- There has been further discussion of an indoor pickleball court.

PUBLIC COMMENTS - None

Chair Morgan announced that at the January 6, 2026 meeting, the Chair and Vice-Chair will be chosen. She also reported that she won't be continuing on with the Planning Commission due to conflicts with other commitments.

ADJOURNMENT -

Commissioner Asante moved to adjourn, **second** Commissioner Sauskojus. **Vote**, motion **passed 7 - 0**. Meeting adjourned at 6:42 p.m.

These minutes were respectively recorded by Carina Thornquist, Deputy City Clerk

ATTEST:



Carol Morgan, Chairperson

FOR CAROL MORGAN



Carina Thornquist, Planning
Commission Secretary