



Planning Commission Meeting Minutes

December 11, 2024 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Chairman Amy Doescher

Commissioner Clark Breland

Commissioner Dean Agee (by phone for only Melcher application)

Commissioner Mikayla Brown

Commissioner MJ Krankey

ABSENT

Commissioner John Romano

Commissioner Chet LeBlanc

Minutes Approval

1. Motion to approve the Minutes of November 13, 2024.

Motion made by Commissioner Breland, Seconded by Commissioner Krankey.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Brown,
Commissioner Krankey

APPROVED

Action Items

2. **MELCHER** - Application for variance to the Zoning Ordinance submitted by Archie and Carolyn Melcher. The applicant is requesting a variance of a 2' resulting in a 10' setback to the corner side yard. The property is located at 1198 North Beach Boulevard. Parcel 144L-0-19-040.000, 55D, ALL 56 1ST WARD BAY ST Louis. The property is zoned R-1 Single Family District.

5:34pm Commissioner Doescher recused herself.

5:34pm Commissioner Agee joined the meeting by phone.

Commissioner Doescher spoke representing the application.

Motion made by Commissioner Krankey, Seconded by Commissioner Brown.

Voting Yea: Commissioner Breland, Commissioner Agee, Commissioner Brown,
Commissioner Krankey

Voting Abstaining: Chairman Doescher

APPROVED

3. **DARDEAU** - Application for Variance to the Zoning Ordinance submitted by Suzanne Dardeau. The applicants constructed a 7'3" privacy fence along the rear of the property line. The applicants are requesting a variance of 1'3" to the fence height requirement. The property is located at 102 MCCALL STREET. Parcel 137R-0-44-015.000 legal description 1,2,34 & 35 BLK 2 ST CHARLES SUBDIVISION. The property is zoned R-2 Two-Family District and R-3 Multi-Family District.

5:38pm Commissioner Doescher returned and Commissioner Agee left.

Suzanne Dardeau spoke representing the application.

Commissioner Doescher read aloud a letter of opposition.

Motion made by Commissioner Breland, Seconded by Commissioner Brown.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Brown

Voting Nay: Commissioner Krankey

APPROVED

4. **BOHLIN** - Application for a Variance to the Zoning Ordinance Submitted by Steven Bohlin and Rachel O'Keefe. The applicant is requesting variances to the Zoning Ordinance for constructing a dwelling. The applicant requests a 6'2" variance resulting in an 18'10" front yard setback and a 2' variance resulting in an 18' rear yard setback. The property is located at 218 Washington Street, Parcel Number 149M-2-30-130.000, and is zoned R-2 Residential Two Family District.

Ed Wikoff spoke representing the application.

Lisa Monti spoke in favor.

Motion made by Commissioner Krankey, Seconded by Commissioner Brown.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Brown, Commissioner Krankey

APPROVED

5. **NICAUD** - Application for minor Site Plan Review for a Boutique Hotel submitted by Merritt Nicaud. The property in question is located at 105 North Beach Blvd is identified on the Hancock County Land Rolls as Parcel No. 149L-0-29-035.000 legal description as 510 1ST WARD BAY ST LOUIS and parcel NO 149L-0-29-036.000 Legal District PT 512 1ST WARD BAY ST LOUIS. The property is zoned C-1, Central Business District.

Ronnie Artigues spoke representing the application.

Motion made by Commissioner Breland, Seconded by Commissioner Brown.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Brown, Commissioner Krankey

APPROVED

- 6. PPM DEVELOPMENT** - Application for sketch plat approval submitted by PPM Development for the Paradise Estates Subdivision located at 13131 Hwy 603 at the Northwest corner of I-10 West and Highway 603. Parcels 133 -0-07-006.000, PT S ½ 7-8s-14W. Parcel 133 -0-07-004.002, PS SE1/4 7-8-14. Parcel 133Q-0-08-002.000, PT LOTS2&4 W OF BAY-KILN RD. Parcel 133Q-0-08-002.002, PT NW ¼-SW ¼ 8-8S-14W. Parcel 133Q-0-08-002.001, PT LOT4 8-8S-14W. The property is zoned C-3 Highway Commercial District.

Henry Furr spoke representing the application.

Motion made by Commissioner Breland, Seconded by Commissioner Krankey.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Brown, Commissioner Krankey

APPROVED

Adjourn

- 7.** Motion to adjourn the meeting of December 11, 2024.

Motion made by Commissioner Krankey, Seconded by Commissioner Brown.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Brown, Commissioner Krankey

APPROVED