



Planning Commission Meeting Minutes

April 28, 2026 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Chairman Mikayla Brown

Commissioner Clark Breland

Commissioner Dean Agee

Commissioner Jimmy Osbourn

ABSENT

Commissioner MJ Krankey

Commissioner John Romano

Minutes Approval

1. Motion to approve the minutes of March 11, 2026.

Motion made by Commissioner Osbourn, Seconded by Commissioner Breland.

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

Commissioner Osbourn

Action Items

2. **KERNION** – Request for appeal submitted by Kevin Kernion and Laurie Norman. The applicants are appealing the denial of a tree removal permit. The property is located at 115 DeMontluzin Avenue. Parcel 149F-0-29-213.000, Legal Description: Lots 9 & 10, Beach Front Subdivision.

Katie Hood and Laurie Norman spoke representing the application.

Anita Warner spoke in opposition

Motion to overturn denial for tree removal permit 2026-90 and allow the removal of trees

Motion made by Chairman Brown, Seconded by Commissioner Agee.

Voting Yea: Chairman Brown, Commissioner Breland, Commissioner Agee

Voting Nay: Commissioner Osbourn

APPROVED

3. **MP DESIGN GROUP** – Application for Major Site Plan Review for a convenience store with gasoline pumps submitted by MP Design Group. The property in question is located at the north-west corner of HWY 603 and I-10 and is identified by parcel number 133 -0-07-006.000, Legal Description: PT S 1/2 7-8S-14W, and parcel number 133Q-0-08-002.001, Legal Description: PT LOT 4 8-8S-14W. The property is zoned C-3 Highway Commercial District.

Blake Noblin spoke representing the application

Motion made by Chairman Brown, Seconded by Commissioner Osbourn.

Voting Yea: Chairman Brown, Commissioner Breland, Commissioner Agee,
Commissioner Osbourn

APPROVED

4. ***WITHDRAWN* FORGE & FIELD, LLC** – Application for Major Site Plan Review for a condominium development submitted by Forge & Field, LLC. The property in question is located at 0 Webster Street and is identified by parcel number 149E-0-29-014.002, with the legal description PT 276 1ST WARD BSL. The proposed development consists of two (2) two-story buildings containing a total of fourteen (14) condominium units. The property is zoned C-3 Highway Commercial District and R-3 Multi-Family.

5. ***WITHDRAWN* RELLIM DEVELOPMENT COMPANY** – Application for Major Site Plan Review for a commercial retail building, boat storage, and warehouse storage facility submitted by Rellim Development Company. The property in question is located at 298 HWY 90 and is identified by parcel number 149D-3-29-003.000; 277C 1ST WARD BAY ST LOUIS. The property is zoned C-3 Highway Commercial District.

6. **ROBIN** – Application for special exception and variance to the zoning ordinance submitted by John Robin. The applicant is requesting a special exception to allow an accessory dwelling on a lot under 15,000 square feet. The combined parcels total 11,639 square feet, which is a variance of 3,361 square feet from the required minimum lot area. The properties are located at 312 DeMontluzin Avenue, Parcel 149F-0-29-262.000, Legal Description: 10, PT 11 BLK 5 PERKINS S/D, and Parcel 149F-0-29-280.000, Legal Description: 455F FIRST WARD BAY ST LOUIS. The property is zoned R-2 Two Family.

Vicki Estapa spoke representing the application

Kathleen Monti and Anita Warner spoke in opposition

Motion to Deny the application as presented

Motion made by Chairman Brown, Seconded by Commissioner Osbourn.

Voting Yea: Chairman Brown, Commissioner Breland, Commissioner Osbourn

Voting Nay: Commissioner Agee

APPROVED

7. **JOHNSON** – Application for variance to the Zoning Ordinance submitted by Mark & April Johnson. The applicants are requesting a variance of 18 feet to the required 20-foot rear yard setback, resulting in a 2 ft setback to the rear yard. The property is located at 601 Citizen Street, at the corner of Citizen Street and Old Spanish Trail, Parcel Number 137J-0-44-213.001; Legal Description PT 400, 402C & 403, 3RD WARD BAY ST LOUIS. The property is zoned R-1 Single Family Residential District.

Mark Johnson spoke representing the application

Anita Warner spoke in opposition

Patricia Cheeks spoke in opposition

Motion to Deny the application as presented.

Motion made by Chairman Brown, Seconded by Commissioner Osbourn.

Voting Yea: Chairman Brown, Commissioner Breland, Commissioner Agee, Commissioner Osbourn

APPROVED

8. **FEOLA** – Application for variance to the Zoning Ordinance submitted by Adam Feola. The applicant is requesting a variance of 168% to allow an accessory structure to be 218% of the size of the primary dwelling. The property is located at 513 Main Street; Parcel Number 149E-0-29-293.001; Legal Description PT 568, 1ST WARD, Bay St. Louis. The property is zoned C-2 Neighborhood Commercial District.

Adam Feola spoke representing the application

Anita Warner spoke in opposition

Motion to deny the application as presented.

Motion made by Commissioner Agee, Seconded by Commissioner Breland.

Voting Yea: Commissioner Breland, Commissioner Agee

Voting Nay: Chairman Brown, Commissioner Osbourn

APPROVED

Adjourn

9. Motion to adjourn the meeting of April 15, 2026.

Motion made by Chairman Brown, Seconded by Commissioner Breland.

Voting Yea: Chairman Brown, Commissioner Breland, Commissioner Agee, Commissioner Osbourn

APPROVED

Mikayla Brown, Chairman

Date

Caitlin Bourgeois, Secretary

Date