



March 9, 2026 - Historic Preservation Commission Meeting Minutes

March 09, 2026 at 12:00 PM
598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Commissioner Patricia Keating
Commissioner Dave Wessinger
Commissioner Matt Stieffel
Chairman Cliff Rabalais
Commissioner John Bezou

ABSENT

Commissioner Steve Haas

Action Items

1. Motion to approve an in-ground fiberglass pool in the side yard at 301 N Necaise submitted DeSalvo.

It was determined that sufficient room exists for the pool as shown on the site plan submitted. The Historic commission did note that the setbacks will need to be adhered to, and that the fence which will be erected surrounding the pool must conform to the HPC standards.

Motion made by Commissioner Wessinger, Seconded by Commissioner Stieffel.

Voting Yea: Commissioner Keating, Commissioner Wessinger, Commissioner Stieffel,
Chairman Rabalais

Voting Abstaining: Commissioner Bezou

2. Motion to approve as submitted by Amy Doescher (Architect) for the property owner Will Raines. The proposed renovations of the house were within the HPC guidelines, and the renovations were approved as submitted. It was noted the small addition to the rear of the house will result in a need for a rear yard set back variance; the lot is only 84 ft deep, a pre-existing non-conforming yard. This variance request will not affect the HPC approval, unless a significant change must be made due to house as a result of the variance being denied.

Motion made by Commissioner Stieffel, Seconded by Commissioner Bezou.

Voting Yea: Commissioner Keating, Commissioner Wessinger, Commissioner Stieffel, Chairman Rabalais, Commissioner Bezou

3. Application to approve the demolition of the existing house located at 207 St George St. Application was submitted by Mary and Jim Olsen. Mr. Glenn Landrem, with the Magellan Group, was also present. The time frame, early to mid 1980's, when this house was constructed, the style of the house, and the materials used all led to a consensus that this house had no Historic value, and demolition would be allowed, as long as the standard procedure that the new construction house plans must be submitted, approved and a building permit issued prior the demolition being allowed. Both the owners and Mr. Landrem were agreeable to this condition. The demolition request was approved as a conceptual review approval, pending the submission of new house plans, approval of such plans, and the issuance of a building permit. Motion to approve the Conceptual Approval of the demolition with the above noted conditions.

Motion made by Commissioner Wessinger, Seconded by Commissioner Stieffel.

Voting Yea: Commissioner Keating, Commissioner Wessinger, Commissioner Stieffel, Chairman Rabalais, Commissioner Bezou

Minutes Approval

4. Motion to approve the meeting minutes from February 9, 2026

Motion made by Commissioner Wessinger, Seconded by Commissioner Bezou.

Voting Yea: Commissioner Keating, Commissioner Wessinger, Commissioner Stieffel,
Chairman Rabalais, Commissioner Bezou

Discussion

Matt Stieffel is no longer recuse themself to present at 232 Citizen Street.

The HPC Commissioner are going to look at the house to see the condition of the house.

An addition on Agenda item was requested by Commissioner Matt Stiefell at the beginning of the meeting. A request was made that the Commissioners go to the house located at 232 Citizen St to view/inspect that house. The property has a sale pending, and the desire will be to demolish that house, and rebuild with something more appropriate for the Historic District. The Commission did go to this house as requested. Commissioners John Bezou, David Wessinger, Patrica Keating, and Cliff Rabalais did walk through the house. Matt Stiefell recused himself from that walk-through inspection.

Discussion of the condition of the house, of the lay out, and the style of the house did not provide a consensus of the opinion regarding the Historic value of the house, nor of the structural integrity of the structure. Matt Stiefell will contact Mr. Steve Haas (HPC Commissioner) and provide an opportunity for him to walk through the house. It is anticipated that a plan of what would be built at this location will be submitted for the April 2026 HPC Meeting.

Preliminary plans may be provided for comment prior the that meeting.

No action was taken on this item.

Adjourn

Motion made by Commissioner Bezou, Seconded by Commissioner Keating.

Voting Yea: Commissioner Keating, Commissioner Wessinger, Chairman Rabalais,
Commissioner Bezou

Not Present: Commissioner Stieffel