



Planning Commission Meeting Minutes

February 11, 2026 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Chairman Mikayla Brown

Commissioner Clark Breland

Commissioner John Romano

Commissioner Amy Doescher

Commissioner MJ Krankey

Commissioner Jimmy Osbourn

ABSENT

Commissioner Dean Agee

Minutes Approval

1. Motion to approve the minutes of January 14, 2026.

Motion made by Commissioner Breland, Seconded by Commissioner Romano.

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

APPROVED

Action Items

2. **BOUDREAUX** – Application for variance to the Zoning Ordinance submitted by David Boudreaux. The applicant is requesting a variance of 5' resulting in a 20' setback to the front yard. The property is located at 507 N Second Street, Parcel Number 149F-0-29-045.000; Legal Description PT 274B, 1ST WARD B.S.L., 274 B Bay St. Louis, AA-34-701. The property is zoned R-2 Two-Family Residential District.

David Boudreaux spoke representing the application

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

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

APPROVED

- 3. 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 three (3) two-story buildings containing a total of twenty (20) condominium units. The property is zoned C-3 Highway Commercial District and R-3 Multi-Family.

Ty Densford spoke representing the application

Jeremy Burke read aloud two letters of opposition

Yolande Bradley, Josh Magee, Anita Warner spoke in opposition

Motion to deny the application due to concerns of drainage, protected trees and infrastructure

Motion made by Commissioner Krankey, Seconded by Commissioner Osbourn.

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

APPROVED

- 4. South MS Veterinary Clinics** – Application for special exception to the Zoning Ordinance submitted by South MS Veterinary Clinics. The applicant is requesting a special exception to allow a small animal clinic, with or without boarding, within a C-2 Neighborhood Commercial District. The property is located at 560 St. John Street, identified by parcel number 137H-0-45-097.000, legal description BLK 2 16, W. 50' TOULME SUBD. The property is zoned C-2 Neighborhood Commercial District.

Patrick Cleveland spoke representing the application

Motion made by Commissioner Breland, Seconded by Commissioner Romano.

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

APPROVED

- 5. BRADLEY** – Application for sketch plat and final plat approval submitted by Richard Bradley for a proposed reconfiguration of one (1) parcel into three (3) parcels of land located along 3rd Street and South Beach Boulevard, Bay St. Louis, Mississippi. Each of the three proposed parcels will meet the minimum lot size and minimum lot width requirements. The subject property is identified as parcel number 149N-0-30-230.000, with the following legal descriptions: 4TH WARD B.S.L. 201 & 206 A and parcel number 149N-0-30-230.000 legal description 14TH WARD 200 & 207, WATER LOT, Bay St. Louis. Proposed Parcel 1, as identified on the survey, will contain 147,146 square feet, be 246 feet wide and front 3rd Street. Proposed Parcel 2 will contain 176,842 square feet, be a 149.15 feet wide and front South Beach Boulevard. Proposed Parcel 3 will be 52,001 square feet be 198.68 feet wide and front South Beach Boulevard. The property is zoned R-1, R-2, R-4, and R-5.

Jeanne Baxter spoke representing the application

Anita Warner, Cliff Rabalais spoke in favor of the application

Motion made by Commissioner Krankey, Seconded by Commissioner Breland.

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

APPROVED

6. **HOLLYWOOD CASINO** – Application for Major Site Plan Review for a recreational vehicle park submitted by Hollywood Casino. The property in question is identified on the Hancock County Land Rolls as Parcel No. 136K-0-38-002.002; Legal Description: PT LOTS 12, 14, 15, 17, 18, 19, 20, 21, 22, 25, 26, 27, 28, 29 W OF ENGMAN AV; LOTS 71, 73, 74, 75, 76 REAR. The property is located within the Resort District and Casino District.

John Anderson spoke representing the application

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

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

APPROVED

6:36pm Commissioner Doescher recused herself for the vote.

7. **GUILLOTT** – Request for appeal submitted by Jason & Betty Guillott. The applicant is appealing the denial of a tree removal permit. The property is located at 120 Citizen Street. Parcel 149N-0-30-050.000, PT 3 FOURTH WARD BAY ST LOUIS.

Amy Doescher spoke representing the application

Anita Warner, Cliff Rabalais spoke in favor

Motion to overturn Historic Preservation Commissions denial to allow the removal of the tree

Motion made by Commissioner Breland, Seconded by Commissioner Romano.

Voting Yea: Commissioner Breland, Commissioner Romano, Commissioner Brown, Commissioner Krankey, Commissioner Osbourn

Away: Doescher

6:48pm Commissioner Doescher returned

APPROVED

Adjourn

8. Motion to adjourn the meeting of February 11, 2026

Motion made by Commissioner Krankey, Seconded by Chairman Doescher.

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

APPROVED

Mikayla Brown, Chairman

Date

Caitlin Bourgeois, Secretary

Date