



Planning Commission Meeting Minutes

May 13, 2026 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Chairman Mikayla Brown

Commissioner MJ Krankey

Commissioner Clark Breland

Commissioner John Romano

Commissioner Jimmy Osbourn

ABSENT

Commissioner Dean Agee

Announcements

1. July 15th 5:30pm - Next Planning and Zoning Meeting

Minutes Approval

2. Motion to approve the minutes of April 28, 2026

Motion made by Chairman Brown, Seconded by Commissioner Breland.

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

APPROVED

Action Items

3. **OLSEN** – Application for variance to the Zoning Ordinance submitted by James and Mary Olsen. The applicants are requesting a 9.1' variance, resulting in a 10.9' setback to the rear yard, to construct a dwelling. The current house has been approved for demolition, and a new house is proposed to be built to match the setbacks of the current dwelling. The property is located at 204 St. George Street, Parcel 149F-0-29-203.000; Legal Description W 1/2 397, 1st Ward, Bay St. Louis. The property is zoned R-3 Multi-Family Residential District.

Cliff Rabalais spoke representing the Historic Preservation Commission

Mary Olsen spoke representing the application

Anita Warner spoke in opposition

Motion made by Commissioner Breland, Seconded by Commissioner Romano.

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

APPROVED

4. **FARLEY** – Application for special exception to the Zoning Ordinance submitted by Michael Farley. The applicant is requesting a special exception to allow an accessory dwelling on a lot under 15,000 square feet. The subject property totals 9,580 square feet, which is 5,420 square feet below the minimum required lot size. The property is located at 142 Skyline Drive, Parcel 136N-3-42-037.000; Legal Description 25 & 26 BLK 27 UN 7 Shoreline Estate. The property is zoned R-1 Single-Family Residential District.

Mike Farley spoke representing the application.

Harold Weber spoke in favor

Motion made by Commissioner Osbourn, Seconded by Commissioner Romano.

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

APPROVED

5. **NUSS** – Application for variance to the Zoning Ordinance submitted by Pete Nuss. The applicant is requesting variances to construct an accessory structure on the property. The variance is for 3' rear yard variance resulting in a 2' rear yard setback where 5' is required, and a side yard variance of 3.5' resulting in a 1.5' side yard setback where 5' is required. The property is located at 218 Ballentine Street, Parcel Number 149N-0-30-112.000; Legal Description 85 Fourth Ward, Bay St. Louis. The property is zoned R-2 Two-Family Residential District.

Pete Nuss spoke representing the application

Farren Washington spoke in favor

Anita Warner spoke in opposition

Motion to deny the application as presented

Motion made by Commissioner Osbourn, Seconded by Commissioner Romano.

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

APPROVED

6. **FE AND SE INVESTMENTS LLC** – Application for sketch plat approval submitted by Fe and Se Investments LLC for a proposed subdivision consisting of 7 parcels ranging in size from 13,154 square feet to 37,654 square feet. All streets and infrastructure will be constructed to meet City of Bay St. Louis standards. The property is located in the 600 Block of Third Street, Parcel Number 149N-0-30-238.001; Legal Description PT

214, 4th Ward, Bay St. Louis. The property is zoned R-1 Single-Family Residential District and R-2 Two-Family Residential District.

Shawn Burks spoke representing the application

Melanie and Craig Tetrick, Cliff Rabalais, Tad Black spoke in opposition

Anita Warner and Julius Egloff spoke in favor

Motion to approve the application allowing a private road once constructed to city standards and to include the installation of proper screening between their parcel and Ramoneda Street parcels.

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

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

APPROVED

7. **GREYSTONE DEVELOPMENT** – Application for Sketch Plat Approval for a proposed subdivision submitted by Greystone Development. The applicant is requesting approval for the creation of (4) four single-family residential parcels and (3) three condominium parcels within a Special Use District. The property is located at 1839 Blue Meadow Road, Parcel Numbers 136N-1-37-025.001; PT E CARVER CLAIM 37-8S-14W, 136N-2-42-085.001; PT J B LARDASSE CLAIM 42-8S-14W and 136N-2-42-085.002; PT J B LARDASSE CLAIM. The property lies within a Special Use District.

Terry Moran spoke representing the application

Tad Black inquired about elevation

Motion made by Commissioner Krankey, Seconded by Commissioner Breland.

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

APPROVED

8. ***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.

9. **LEE** – Application for special exception to the Zoning Ordinance submitted by Joel Lee. The applicant is requesting a special exception to allow boat storage and warehouse storage on property zoned C-3 Highway Commercial. The property is located at 3220 Longfellow Drive, Parcel Number 138H-0-46-019.000; Legal Description PT Guidon Toulme Claim, 46-8S-14W. The property is zoned C-3 Highway Commercial.

Motion to deny the application as presented

Motion made by Commissioner Osbourn, Seconded by Commissioner Krankey.
Voting Yea: Chairman Brown, Commissioner Krankey, Commissioner Breland,
Commissioner Osbourn
Voting Nay: Commissioner Romano
APPROVED

Adjourn

10. Motion to adjourn the meeting of May 13, 2026.

Motion made by Commissioner Breland, Seconded by Chairman Brown.
Voting Yea: Chairman Brown, Commissioner Krankey, Commissioner Breland,
Commissioner Romano, Commissioner Osbourn
APPROVED

Mikayla Brown, Chairman

Date

Caitlin Bourgeois, Secretary

Date