



Planning Commission Meeting Minutes

July 09, 2025 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Chairman Amy Doescher
Commissioner Clark Breland
Commissioner John Romano
Commissioner Mikayla Brown

ABSENT

Commissioner Chet LeBlanc
Commissioner Dean Agee
Commissioner MJ Krankey

Minutes Approval

1. Motion to approve the minutes of June 11, 2025.

Motion made by Commissioner Brown, Seconded by Commissioner Romano.

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

APPROVE

Action Items

2. **JACKSON** – Application for special exception to the zoning ordinance submitted by Lorenzo and Jessica Jackson. The applicant is requesting a special exception to allow an accessory dwelling on a lot exceeding 15,000 square feet. The property is located at 947 Old Spanish Trail. Parcel 137K-2-36-009.000, PT FRACTIONAL SECTION 36.

The property is zoned R-1 Single Family.

Motion to approve the application as presented.

Motion made by Commissioner Brown, Seconded by Commissioner Romano.

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

APPROVE

3. **BAY ST. LOUIS HOMES & PROPERTIES, LLC** – Application for Sketch Plat Approval for Phase 2B of Shieldsboro Subdivision. Applicant is requesting to change the configuration of (3) three parcels of land into (70) seventy new parcels of land and (2) two detention areas. The sketch plat has indicated that the proposed subdivision will comply with the special use district standards which allow for single-family

dwellings on parcels with a minimum lot width of 70 feet, a front yard setback of 15 feet, side yard setbacks of 5 feet, rear yard setback of 10 feet, and a maximum lot coverage of 65%. The property in question is located in the general area of the Shieldsboro Subdivision, which lies along Old Spanish Trail between St. Charles Street and Spanish Aces Drive. Parcel 137R-0-44-051.000, Pt. 203, 4th Ward, Bay St. Louis, 79 AA38-63/66; Parcel 137R-0-44-050.000, Pt. 196, 4th Ward, Bay St. Louis; Parcel 137R-0-44-049.000, Pt. 166, 167 & 195, 4th Ward, Bay St. Louis. The property lies in an R-2, Two Family District and an R-3, Multi Family District, with a Special Use District overlay.

Malcom Jones spoke representing the application.

Motion to approve the application as presented.

Motion made by Commissioner Breland, Seconded by Commissioner Brown.

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

APPROVE

4. **SMITH** - Application for variance to the zoning ordinance submitted by Dawn Smith. The applicant is wanting to reconfigure two parcels of land. Both parcels will not meet the required lot area and one will not meet required lot width. Parcel 1 will need a variance of 2,000 sq ft, resulting in 10,000 sq ft to the minimum lot area, and a variance of 25', resulting in a total of 75' to the minimum lot width. Parcel 2 will need a variance of 4,500 sq ft, resulting in 7,500 sq ft to the minimum lot area, and a variance of 25', resulting in a total of 75' to the minimum lot width. The property is located at 415 Thomas Street. Parcel 144M-0-19-247.000; PT 101 1ST WARD BAY ST LOUIS. Parcel 144M-0-19-248.000; 101F 1ST WARD B S L. The property is zoned R-1 Single-Family District.

Dawn Smith and Rodney Lacoste spoke representing the application.

Motion to approve the application as presented.

Motion made by Commissioner Breland, Seconded by Commissioner Romano.

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

APPROVE

5. **RUST ENTERPRISES** – Application for Major Site Plan Review for a recreational vehicle park submitted by Rust Enterprises. The property in question is located at 10160 Chapman Road and is identified on the Hancock County Land Rolls as Parcel No. 138H-0-46-028.000 (Legal Description: PT GADON TOULME CLAIM PT SE 1/4 SEC 27-8S-14W). The property is a Special Use District.

Nick Gant spoke representing the application

Motion to approve the application as presented.

Motion made by Commissioner Brown, Seconded by Commissioner Breland.

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

APPROVE

6. **MESEKE/GUNNING** - Application for variance to the Zoning Ordinance submitted by Phillip Meseke and Candice Gunning. The applicants are wanting to construct a new residence on the property. They are requesting a variance of 17'4" resulting in a 7'8" setback to the front yard and a variance of 6'1" resulting in a 13'11" setback to the rear yard. The property is located at 401 South Necaize Avenue. Parcel 149M-1-29-050.000; 260A 2ND WARD BAY ST LOUIS. The property is zoned R-1 Single Family District.

Philip Meseke spoke representing the application

Motion to approve the application as presented.

Motion made by Commissioner Brown, Seconded by Commissioner Romano.

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

APPROVE

7. **CORBITTNICAUD LLC** – Application for a variance to the parking requirements of the Zoning Ordinance submitted by CORBITTNICAUD LLC. The applicant intends to construct a 4-unit boutique hotel. The Zoning Ordinance requires a minimum of 4 off-street parking spaces to accommodate the 4 sleeping rooms in the hotel. The applicant is requesting a variance to allow for no required on-premise parking, resulting in a variance of 4 parking spaces. The property is located at 105 North Beach Blvd, identified on the Hancock County Land Rolls as Parcel No. 149L-0-29-035.000, legal description 510 1ST WARD BAY ST. LOUIS, and Parcel No. 149L-0-29-036.000, legal description PT 512 1ST WARD BAY ST. LOUIS. The property is zoned C-1, Central Business District.

Merritt and Jordan Nicaud spoke representing the application

Barbara Petway spoke with concerns on limited parking

Motion to deny the application as presented.

Motion made by Commissioner Brown, Seconded by Commissioner Romano.

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

APPROVE

8. **CORBITTNICAUD LLC**- Application for Site Plan Review for a Boutique Hotel submitted by CORBITTNICAUD LLC. 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.

Motion to table the application.

Motion made by Chairman Doescher, Seconded by Commissioner Breland.

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

APPROVED

Adjourn

9. Motion to adjourn the meeting of July 9, 2025.

Motion made by Commissioner Breland, Seconded by Commissioner Romano.

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

APPROVED

Amy Doescher, Chairman

Date

Caitlin Bourgeois, Secretary

Date