



Minutes
Bay Saint Louis
Planning & Zoning Commission Meeting
Regular Meeting
May 8, 2024
5:30 p.m.

Call to Order

Attendee Name	Title	Status	Arrived
Amy Doescher	Chairman	Present	
Clark Breland	Co-Chairman	Present	
Harold Weber	Commissioner	Absent	
Dean Agee	Commissioner	Absent	
John Romano	Commissioner	Present	
Chet LeBlanc	Commissioner	Present	

Applications

- a) **GULF COAST DEVELOPMENT GROUP LLC** - Application for sketch plat approval submitted by Gulf Coast Development Group LLC. The applicants are requesting to subdivide one parcel into two new parcels of land. Both parcels will meet the requirements for subdivision of property. The property is located at 11124 Stewart Drive. Parcel 136N-2-42-050.000, PT. J. B. LARDASSE CL. PARCEL #219-222 & 25' STRIP BETWEEN. The property is zoned R-1 Single Family District.

Motion to approve application for sketch plat submitted by Gulf Coast Development Group LLC located at 11124 Stewart Drive. Parcel 136N-2-42-050.000.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Breland, Co-Chairman
SECONDER:	John Romano, Commissioner
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

- b) **GIAMETTA** - Application for sketch plat approval submitted by Chris Giametta. The applicant is requesting to reconfigure the two existing parcels which will meet the requirements for subdivision of property. The property is located at 928 Old Spanish Trail. Parcel 137Q-0-36-098.000, FRAC S OF GAINSVILLE RD SD OF MOSCIO CHINICHE EST 36-8-14. Parcel 137Q-0-44-095.000, LOT 40 REAR IN NW COR 4TH WARD BSL. The property is zoned R-1 single family district.

Motion to approve the application for sketch plat approval submitted by Chris Giametta located at 928 Old Spanish Trail. Parcel 137Q-0-44-095.000.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Breland, Co-Chairman
SECONDER:	Chet LeBlanc, Commissioner
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

- c) **CB CONTRACTORS** - Application for sketch plat approval and variance to the Zoning Ordinance submitted by CB Contractors. The applicants are wanting to subdivide one parcel into 2 parcels of land. Parcel 1 will need a variance of 3,109sf resulting in a total of 8,891sf to the lot area and a variance of 24.99' resulting in 75.01' to the lot width. Parcel 2 will need a variance of 3,111sf resulting in 8,889sf to the lot area and a variance of 24.99' resulting in 75.01' to the lot width. The property is located at 55 Harrison Road. Parcel 136P-0-37-084.000, 17-19 BLK A JOURDAN RIVER ISLES. The property is zoned R-1 Residential single family district.

Chuck Butler spoke representing the application.

Peter Gambell, Kim Mart, Raymond Alfonso and Kyle Lepine spoke in opposition.

Motion to deny the application for sketch plat approval and variance to the zoning ordinance submitted by CB Contractors located at 55 Harrison Road. Parcel 136P-0-37-084.000.

RESULT:	APPROVED [3 TO 1]
MOVER:	Clark Breland, Co-Chairman
SECONDER:	John Romano, Commissioner
AYES:	Clark Breland, John Romano, Chet LeBlanc
NAYS:	Amy Doescher
ABSENT:	Harold Weber, Dean Agee

- d) **BUTLER** - Application for sketch plat approval and variance to the zoning ordinance submitted by Charles Butler. The applicant is requesting to subdivide two parcels into 3 parcels of land. Parcel 1 will need variances of 2,582sf resulting in 9,418sf to the lot area and 16.67' resulting in 83.33' to the lot width. Parcel 2 will need variances of 2,580sf resulting in 9,420sf to the lot area and 16.63' resulting in 83.37' to the lot width. Parcel 3 will need variances of 2,607sf resulting in 9,393sf to the lot area and 16.63' resulting in 83.37' to the lot width. The property is located at 40 Fiber Street. Parcel 136P-0-37-040.000, 10 11 & S ½ OF 12 BLK D JOURDAN RIVER ISLES. Parcel 136P-0-37-038.000, 13 & 14 N ½ 12 BLK D JOURDAN RIVER ISLES SD. the property is zoned R-1 single family district.

Chuck Butler spoke representing the application

Kim Mart, Kyle Lepine and Raymond Alfonso spoke in opposition.

Motion to approve the application for sketch plat approval and variance to the zoning ordinance submitted by Charles Butler located at 40 Fiber Street. Parcel 136P-0-37-040.000, Parcel 136P-0-37-038.000.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Breland, Co-Chairman
SECONDER:	John Romano, Commissioner
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

- e) **NUSS** - Application for variance to the zoning ordinance submitted by Pete Nuss. The applicant is wants to construct a dwelling on the property and is requesting a variance of 3' resulting in a 5' setback to the side yard. The property is located at 218 Ballentine Street. Parcel 149N-0-30-112.000, 85 FOURTH WARD BAY ST LOUIS. The property is zoned R-2 two family district.

Pete Nuss spoke representing the application.

Motion to approve the application for variance submitted by Pete Nuss located at 218 Ballentine Street. Parcel 149N-0-30-112.000.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Breland, Co-Chairman
SECONDER:	John Romano, Commissioner
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

- f) ***WITHDRAWN* LANDRY/HINGLE** - Application for variance to the zoning ordinance submitted by Marlin Landry and Ava Hingle. The applicants are wanting to renovate the existing dwelling. They are requesting a variance of 12' resulting in 13' setback to the front yard, a variance of 6' resulting in 2' setback to the side yard, a variance of 14' resulting in 6' setback to the rear yard and a variance of 5.4% resulting in 50.4% to the maximum lot coverage. The property is located at 346 Demontluzin Avenue. Parcel 149E-0-29-207.000, 26 & PT 27 BLK 5 PERKINS SUB. The property is zoned R-2 two family district.

RESULT:	WITHDRAWN
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- g) **SMITH** - Application for variance to the zoning ordinance submitted by Ann Smith. The applicant is wanting to renovate the existing dwelling. They are requesting a variance of 2' resulting in 11'9" setback to the front yard and a variance of 3% resulting in 48% to the maximum lot coverage. The property is located at 102 Carroll Avenue. Parcel 149F-0-29-154.000, 2B CARROLL SUB. The property is zoned R-1 single family district.

6:38pm Commissioner Agee called into the meeting so a quorum was made.

Commissioner Doescher recused herself.

Motion to approve the application for variance to the zoning ordinance submitted by Ann smith located at 102 Carroll Avenue. Parcel 149F-0-29-154.000.

RESULT:	APPROVED [3 TO 0]
MOVER:	Clark Breland, Co-Chairman
SECONDER:	John Romano, Commissioner
AYES:	Clark Breland, John Romano, Chet LeBlanc
ABSTAIN:	Dean Agee
ABSENT:	Harold Weber
RECUSED:	Amy Doescher

6:41pm Commissioner Agee left the meeting.

- h) **BEACH TIME LLC** - Application for variance to the zoning ordinance submitted by Beach Time LLC. The applicant is wanting to construct a dwelling on the property. They are requesting a variance of 5' resulting in 20' setback to the front yard and a variance of 5' resulting in 15' setback to the rear yard. The property is located at 336 State Street. Parcel 149E-0-29-272.001, PT 549 1ST WARD BAY ST LOUIS. The property is zoned R-2 two family district.

Motion to approve the application for variance to the zoning ordinance submitted by Beach Time LLC located at 336 State Street. Parcel 149E-0-29-272.001.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Breland, Co-Chairman
SECONDER:	John Romano, Commissioner
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

- i) **NETHERLAND** - Application for variance to the zoning ordinance submitted by Patricia Netherland. The applicant is wanting to construct a covered porch on the existing dwelling. They are requesting a variance of 10' resulting in 10' setback to the rear yard. The property is located at 319 St. George Street. Parcel 149F-0-29-177.001, PT 375 1ST WARD BAY ST LOUIS. The property is zoned R-2 two family district.

Motion to approve the application for variance to the zoning ordinance submitted by Patricia Netherland located at 319 St. George Street. Parcel 149F-0-29-177.001.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Romano, Commissioner
SECONDER:	Chet LeBlanc, Commissioner
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

- j) **DARBY** - Application for Special Exception and variance to the zoning ordinance submitted by Bruce Darby. The applicant is requesting a special exception to allow an accessory dwelling from an existing structure on the parcel. They are requesting a variance of 15' resulting in 5' setback to the rear yard and a variance of 11% resulting in 61% to the dwelling size. The property is located at 605 Beyer Drive. Parcel 137A-0-45-160.000, 3 BLK 1 BEYER DR. The property is zoned R-1 single family district.

Motion to approve the application for special exception and variance to the zoning ordinance submitted by Bruce Darby located at 605 Beyer Drive. Parcel 137A-0-45-160.000.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chet LeBlanc, Commissioner
SECONDER:	John Romano, Commissioner
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

Public Hearing

Motion to open the public hearing for the 2045 comprehensive plan at 6:02pm.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Amy Doescher, Chairman
SECONDER:	Clark Breland, Co-Chairman
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

Bob Barber with Orion Planning and Design gave a presentation on the new 2045 Comprehensive Plan for the city.

Anita Warner spoke regarding better management of VRBO's and trees being cut.

Kathleen Monti spoke regarding better management of VRBO's.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Amy Doescher, Chairman
SECONDER:	Clark Breland, Co-Chairman
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

Motion to close the public hearing for the 2045 comprehensive plan at 6:36pm.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Amy Doescher, Chairman
SECONDER:	Chet LeBlanc, Commissioner
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

Approve Minutes

- a) Motion to approve the minutes of April 10, 2024.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Clark Breland, Co-Chairman
SECONDER:	John Romano, Commissioner
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

Adjournment

- a) Motion to adjourn the meeting of May 8, 2024.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chet LeBlanc, Commissioner
SECONDER:	Clark Breland, Co-Chairman
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

Amy Doescher, Chairman Date

Clark Breland, Co-Chairman Date

Caitlin Bourgeois, Planning and Zoning Secretary Date