



Planning and Zoning Meeting Minutes

September 09, 2026 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Chairman Mikayla Brown

Commissioner Clark Breland

Commissioner Dean Agee

Commissioner Jimmy Osbourn

Commissioner Ronnie Robert

ABSENT

Commissioner MJ Krankey

Commissioner John Romano

Minutes Approval

1. Motion to approve the minutes of August 12, 2026

Motion made by Commissioner Osbourn, Seconded by Commissioner Robert.

Voting Yea: Chairman Brown, Commissioner Breland, Commissioner Agee,
Commissioner Osbourn, Commissioner Robert

APPROVED

Action Items

2. **WITHDRAWN TO 10-14-26 Meeting****TRIFECTA** – Application for Major Site Plan Review for a condominium development submitted by Trifecta. The property in question is located at 405 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 two (2) two-story buildings containing a total of fourteen (14) condominium units. The property is zoned C-3 Highway Commercial District and R-3 Multi-Family District.
3. **WITHDRAWN TO 10-14-26 Meeting**
KENNON – Application for Major Site Plan Review for an RV and Boat Storage facility submitted by Anthony Kennon. The property in question is located at the corner of Longfellow and HWY 603 and is identified by parcel number 138G-0-46-163.000; PT GUIDON TOULME CL 46-8-14. The property is zoned C-3 Highway Commercial District.

4. **OSBOURN** – Application for variance to the Zoning Ordinance submitted by Andrew Osbourn. The applicant is requesting a variance of 14% to allow an accessory structure to be 64% of the size of the primary dwelling. The property is located at 218 Arcola Court; Parcel Number 136R-0-38-032.000; 13 & 14 BLK 4 HANCOCK HEIGHTS SEC 2. The property is zoned R-1 Single Family District.

5:32pm Commissioner Osbourn recused himself for the vote.

Drew Osbourn spoke representing the application.

It was stated that the neighbors along the street approve of the applicants request.

Anita Warner spoke with questions regarding the structure.

Motion made by Commissioner Robert, Seconded by Commissioner Breland.

Voting Yea: Chairman Brown, Commissioner Breland, Commissioner Agee,
Commissioner Robert

Recused: Commissioner Osbourn

APPROVED

5. **DALE** – Application for variance to the Zoning Ordinance submitted by James Dale. The applicant is requesting a variance of 35% to allow an accessory structure to be 85% of the size of the primary dwelling. The property is located at 5027 Elbrus St; Parcel Number 139B-0-40-052.000; Legal Description 28-29 BLK 1010 UN 10 SHORELINE PARK S/D. The property is zoned R-1A Single Family District.

James Dale spoke representing the application.

Motion made by Commissioner Robert, Seconded by Commissioner Breland.

Voting Yea: Chairman Brown, Commissioner Breland, Commissioner Agee,
Commissioner Osbourn, Commissioner Robert

APPROVED

6. Motion to reschedule the Bay St. Louis Planning and Zoning Commission meeting from November 11, 2026, to November 18th due to Veterans Day being an observed State of Mississippi holiday.

Meeting was moved to November 18, 2026

Motion made by Commissioner Osbourn, Seconded by Commissioner Robert.

Voting Yea: Chairman Brown, Commissioner Breland, Commissioner Agee,
Commissioner Osbourn, Commissioner Robert

APPROVED

Adjourn

7. Motion to adjourn the meeting of September 9, 2026

Motion made by Commissioner Osbourn, Seconded by Commissioner Breland.

Voting Yea: Chairman Brown, Commissioner Breland, Commissioner Agee,
Commissioner Osbourn, Commissioner Robert

APPROVED

Mikayla Brown, Chairman

Date

Caitlin Bourgeois, Secretary

Date