



Planning and Zoning Meeting Minutes

February 12, 2025 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Commissioner Clark Breland

Commissioner John Romano

Commissioner Dean Agee

Commissioner Mikayla Brown

Commissioner MJ Krankey

ABSENT

Chairman Amy Doescher

Commissioner Chet LeBlanc

Minutes Approval

1. Motion to approve the minutes of January 15, 2025.

Motion made by Commissioner Breland, Seconded by Commissioner Agee.

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

Action Items

2. ****WITHDRAWN**BELLAMARE DEVELOPMENT** – Application for minor Site Plan Review for a convenience store and filling station with an attached coffee shop submitted by Bellamare Development. The property in question is located at 1083 HWY 90 and is identified on the Hancock County Land Rolls as Parcel No. 137F-2-26-009.000 (Legal Description: PT 88 J BOUQUIE CL (BUS) HWY 90) and Parcel No. 137F-2-26-010.000 (Legal Description: PT 89 J BOUQUIE CL 26-8-14). The property is zoned C-3 Highway Commercial District.
3. **ESTEVEES** - Application for Variance to the Zoning Ordinance submitted by Daniel Esteves. The applicant is planning on adding an addition to the residence. The applicant is requesting a variance of 3', resulting in a 5' side yard setback on the right side of the property. The property is located at 328 State Street. Parcel 149F-0-29-330.002; PT 546 & PT 547 1ST WARD BSL. The property is zoned R-2 Two-Family District.

Daniel Esteves spoke regarding the application.

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

4. **LAFRANCE** - Application for Variance to the Zoning Ordinance submitted by Ivan and Jeannine LaFrance. The applicants want to construct a 10’ privacy fence along the rear of the property line. The applicants are requesting a variance of 4’ to the fence height requirement. The property is located at 200 St George Street. Parcel 149F-0-29-204.000; 1ST WARD 397, E 1/2 BAY ST. LOUIS AA6-615. The property is zoned R-3 Multi Family District.

Jeannine LaFrance spoke representing the application.

Motion to allow a 2' fence variance resulting in an 8' total fence height.

Motion made by Commissioner Breland, Seconded by Commissioner Romano.
Voting Yea: Commissioner Breland, Commissioner Romano, Commissioner Krankey
Voting Nay: Commissioner Agee, Commissioner Brown

APPROVED

Adjourn

5. Motion to adjourn the meeting of February 12, 2025.

Motion made by Commissioner Krankey, Seconded by Commissioner Agee.
Voting Yea: Commissioner Breland, Commissioner Romano, Commissioner Agee,
Commissioner Brown, Commissioner Krankey

APPROVED

Amy Doescher, Chairman

Date

Caitlin Bourgeois, Secretary

Date