



Planning Commission Meeting Minutes

March 11, 2026 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Chairman Mikayla Brown

Commissioner MJ Krankey

Commissioner John Romano

Commissioner Jimmy Osbourn

ABSENT

Commissioner Dean Agee

Minutes Approval

1. Motion to approve the minutes of February 11, 2026.

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

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

APPROVE

Action Items

2. **PINE BELT MENTAL HEALTH RESOURCES** – Application for special exception to the Zoning Ordinance submitted by Pine Belt Mental Healthcare Resources. The applicant is requesting a special exception to operate an adult day care within an R-1 Single Family District. The property is located at 789 Dunbar Avenue, identified by parcel number 149D-2-20-013.000, legal description Lots 25–27 BLK 4 Highland S/D. The property is zoned R-1 Single Family District.

Nicholas Hartley spoke representing the application.

Jeremy Burke read aloud letters of opposition

The following citizens spoke in opposition:

Debbie Delcuze, Becky Rutondo, Annie Edwards, Bryan Milner

Motion to deny the application as presented

Motion made by Commissioner Osbourn, Seconded by Commissioner Romano.

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

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 (63) sixty-three new parcels of land and (1) one 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 at building line, 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 and Bobby Heinrich spoke representing the application.

The following citizens spoke in opposition:

Josh Magee, Johannes Spicuzza, David Depreo, Jenny, David Noble, Anita Warner, Matthews, Joan Coleman, Jeff Best

Motion to deny the application as presented.

Motion made by Commissioner Osbourn, Seconded by Commissioner Krankey.

Voting Yea: Chairman Brown, Commissioner Krankey, Commissioner Osbourn

Voting Nay: Commissioner Romano

APPROVE

4. GREYSTONE DEVELOPMENT GROUP LLC – Application for Special Use District. The applicant is requesting a Special Use District to allow a residential combination of single-family dwellings, condominiums, and townhomes on lots that are smaller than the required lot sizes in the WF-1 Waterfront Zoning District. The properties are located at 1839 Blue Meadow Road and are identified as Parcel Number 136N-1-37-025.001, Legal Description: PT E Carver Claim 37-8S-14W; Parcel Number 136N-2-42-085.001, Legal Description: PT J B Lardasse Claim; and Parcel Number 136N-2-42-085.002, Legal Description: PT J B Lardasse Claim 42-8S-14W. The properties are zoned WF-1 Waterfront Zoning District.

Jim spoke representing the application

The following citizens spoke in opposition:

Andy Buehler, Amy Bush, Andy Elkins, Michael Williams, Marcy Dulcen, Wayne Johnson, Leslie Williams

Jeremy Burke read aloud 2 letters of opposition

Motion to deny the application as presented

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

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

APPROVE

5. **RAINES** – Application for variance to the Zoning Ordinance submitted by Will Raines. The applicant requests a variance of 3' resulting in a 17' setback to the rear yard. The property is located at 318 Easterbrook Street, Parcel Number 149L-0-29-130.000; Legal Description 1 & 2 Engman Subd. The property is zoned R-2 Two-Family Residential District.

Will Raines and Amy Doescher spoke representing the application

Cliff Rabalais spoke regarding HPC's requirements

Sharon Alexander

Anita Warner spoke in favor

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

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

APPROVE

6. **GALE** – Application for variance to the Zoning Ordinance submitted by Stephanie Gale. The applicant requests a variance of 5'3" resulting in a 2'9" setback to the side yard. The property is located at 304 Ballentine Street, Parcel Number 149N-0-30-098.003; Legal Description PT 21, 22, 23 Mrs. John Fayard S/D. The property is zoned R-2 Two-Family Residential District.

Stephanie Gale spoke representing the application

Commissioner Brown read aloud a letter 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 Romano, Commissioner Osbourn

APPROVE

7. **GUILLOT** – Application for special exception and variances to the Zoning Ordinance submitted by Betty Guillot. The applicant is requesting a special exception to allow an accessory dwelling on a lot under 15,000 square feet. The parcel totals 12,997 square feet, which is a variance of 2,003 square feet from the required minimum parcel size. The applicant is also requesting a variance of 5' resulting in a 3' setback to the side yard for the accessory dwelling, and a variance of 12' resulting in an 8' setback to the rear yard for the accessory dwelling. The property is located at 120 Citizen Street, identified by Parcel Number 149N-0-30-050.000; Legal Description: PT 3 Fourth Ward Bay St. Louis. The property is zoned R-1 Single Family District.

Garett Garcia spoke representing the application

The following citizens spoke in opposition:

Darlene Mcgary, Kathleen Monti, Cliff Rabalais

The following citizens spoke in favor:

Anita Warner, Mark Benfatti

Motion to approve the application for a variance of 3' to the side yard and variance of 12' to the rear yard.

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

Voting Yea: Commissioner Krankey, Commissioner Romano, Commissioner Osbourn

Voting Nay: Chairman Brown

APPROVE

8. **THOMPSON** – Application for variance to the Zoning Ordinance submitted by Mary Thompson. The applicant requests a variance of 2' resulting in a 23' setback to the front yard, a variance of 11'8" resulting in an 8'4" setback to the rear yard; and a variance of 1'6" resulting in a 6'6" setback to the side yard in order to construct a new dwelling. The property is located at 126 Sycamore Street, Parcel Number 149L-0-30-233.000; Legal Description 239 Third Ward Bay St. Louis. The property is zoned R-1 Single Family District.

Mary Thompson spoke representing the application.

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

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

APPROVE

Announcements

9. Next Bay St. Louis Planning and Zoning meeting is Wednesday, April 15th, at 5:30 PM

Adjourn

10. Motion to adjourn the meeting of March 11, 2026.

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

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

APPROVE

Mikayla Brown, Chairman

Date

Caitlin Bourgeois, Secretary

Date