



Planning Commission Meeting Minutes

July 15, 2026 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Chairman Mikayla Brown

Commissioner Clark Breland - By Phone

Commissioner Dean Agee - By Phone

Commissioner John Romano

ABSENT

Commissioner MJ Krankey

Commissioner Jimmy Osbourn

Minutes Approval

1. Motion to approve the minutes of May 13, 2026

Motion made by Commissioner Romano, Seconded by Commissioner Breland.

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

Action Items

2. **FITZSIMMONS** – Application for variance to the Zoning Ordinance submitted by Ryan Fitzsimmons. The applicant is requesting a 9' variance, resulting in a 14' setback to the front yard, and a 13' variance, resulting in a 7' setback to the rear yard, to construct a single-family dwelling. The property is located at 4051 4th Ave, Parcel 138D-0-47-143.000; Legal Description: 1 BLK 40A UN 6 SHORELINE PARK. The property is zoned R-1A Single-Family Residential District.

Ryan Fitzsimmons spoke representing the application.

Motion to approve the application as presented.

Motion made by Commissioner Romano, Seconded by Commissioner Agee.

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

APPROVED

3. **DAVIS** – Application for variance to the Zoning Ordinance submitted by Aaron Davis. The applicant is requesting a 9' variance, resulting in a 16' setback to the front yard, a 2' variance, resulting in a 6' setback to the side yard, and a 14' variance, resulting in a 6' setback to the rear yard to allow construction on the property located in the 400

Block of Webster, Parcel 149E-0-29-025.000; Legal Description: 1ST WARD 292 BAY ST. LOUIS. The property is zoned C-3 General Commercial District and R-3 Multi-Family Residential District.

Naomi Davis spoke representing the application

Motion to approve the 9' variance to the front yard and the 14' variance to the rear yard

Motion made by Commissioner Romano, Seconded by Commissioner Agee.

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

APPROVED

Motion to deny the variance of 2' to the side yard.

Motion made by Commissioner Agee, Seconded by Commissioner Breland.

Voting Yea: Chairman Brown, Commissioner Breland, Commissioner Agee

Voting Nay: Commissioner Romano

APPROVED

4. **RELLIM DEVELOPMENT COMPANY** – Application for Major Site Plan Review for a commercial retail building, boat storage, and warehouse storage facility submitted by Rellim Development Company. The property in question is located at 298 HWY 90 and is identified by parcel number 149D-3-29-003.000; 277C 1ST WARD BAY ST LOUIS. The property is zoned C-3 Highway Commercial District.

Mr. Miller spoke representing the application

Motion made by Commissioner Breland, Seconded by Commissioner Romano.

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

APPROVED

5. ***WITHDRAWN* 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.

Adjourn

6. Motion to adjourn the meeting July 15, 2026

Motion made by Commissioner Romano, Seconded by Commissioner Breland.

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

APPROVED

Mikayla Brown, Chairman

Date

Caitlin Bourgeois, Secretary

Date