



Planning Commission Meeting Minutes

August 13, 2025 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Chairman Amy Doescher

Commissioner Clark Breland

Commissioner John Romano

Commissioner Dean Agee

Commissioner Mikayla Brown

Commissioner MJ Krankey

Minutes Approval

1. Motion to approve the minutes of July 09, 2025.

Motion made by Commissioner Breland, Seconded by Commissioner Romano.

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

Action Items

2. **BRELAND** – Application for variance to the Zoning Ordinance submitted by James and Lisa Breland. The applicant is requesting a variance of 2', resulting in a 3' setback to the side yard, and a variance of 2', resulting in a 3' setback to the rear yard, to construct an accessory structure. The property is located at 337 St. John Street. Parcel 149E-0-29-322.002, PT 80 2ND WARD BAY ST. LOUIS. The property is zoned R-2 Two Family District.

James Breland spoke representing the application.

Commissioner Doescher read aloud letters in favor.

Motion made by Commissioner Breland, Seconded by Commissioner Romano.

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

APPROVED

3. **GLUS** - Application for variance to the Zoning Ordinance submitted by Robert and Lisa Glus. The applicants want to construct a new residence at 230 Leonhard Avenue. They are requesting a variance of 10' resulting in a 15' setback to the front yard. The property is located at 230 Leonhard Avenue Parcel 144N-0-19-086.000; 13 BLK 5 LEONHARD S/D. The property is zoned R-1 Single Family District.

Robert Glus spoke representing the application.

Commissioner Doescher read aloud letters in favor and in opposition.

Motion made by Commissioner Brown, Seconded by Commissioner Krankey.

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

APPROVED

4. **EMO SQUARE LLC** – Application for special exception to the Zoning Ordinance submitted by EMO Square LLC. The applicant is requesting a special exception to allow boat storage and warehouse storage on property zoned C-3 Highway Commercial. The property is located at 707 Dunbar Avenue Parcel 149D-3-29-003.000 Legal Description 277C 1st Ward Bay St. Louis. The property is zoned C-3 Highway Commercial.

Motion made by Commissioner Agee, Seconded by Commissioner Romano.

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

APPROVED

5. **FITZSIMMONS** – Application for special exception to the Zoning Ordinance submitted by Ryan Fitzsimmons. The applicant is requesting a special exception to construct a boat storage facility on property zoned C-3 Highway Commercial. The property is located on the 3300 block of Longfellow Drive. Legal Description PT GUIDON TOULME CL 46-8-14, Parcel 138G-0-46-163.000. The property is zoning C-3 Highway Commercial.

Ryan Fitzsimmons spoke representing the application.

Motion made by Commissioner Agee, Seconded by Commissioner Brown.

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

APPROVED

6. **JENNINGS** – Application for special exception to the Zoning Ordinance submitted by Michael and Kathy Jennings. The applicant is requesting a special exception to allow an accessory dwelling on a lot exceeding 15,000 square feet. The property is located at 131 Keller Street. Parcel 149L-0-30-200.000, 3RD WARD BAY ST. LOUIS LOT 60B. The property is zoned R-1 Single Family.

Edward Wikoff spoke representing the application.

Motion made by Commissioner Agee, Seconded by Commissioner Breland.

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

APPROVED

7. **JENNINGS** – Application for variance to the Zoning Ordinance submitted by Michael and Kathy Jennings. The applicant is requesting a variance of 2', resulting in a 3' setback to the side yard, and a variance of 2', resulting in a 3' setback to the rear yard, to construct an accessory structure. In addition, the applicant is requesting a variance to allow the existing carport to be 3' from the new garage instead of the required 5', per Section 1002.3.F. The property is located at 131 Keller Street. Parcel 149L-0-30-200.000, 3RD WARD BAY ST. LOUIS LOT 60B. The property is zoned R-1 Single Family District.

Mary Ann Bethenel spoke in favor.

Motion made by Commissioner Romano, Seconded by Commissioner Breland.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano

Voting Nay: Commissioner Agee, Commissioner Brown, Commissioner Krankey

MOTION FAILED FOR LACK OF MAJORITY

8. **ELKINS** – Application for variance to the Zoning Ordinance submitted by Andrew Elkins. The applicant is requesting a variance of 7', resulting in an 18' setback to the front yard, to construct a dwelling. The property is located at 1870 Blue Meadow Road. Parcel 136N-1-37-016.004, Lot 2 River View Subdivision Phase 2. The property is zoned R-1 Single Family District.

Andrew Elkins spoke representing the application.

Commissioner Doescher read aloud a letter of opposition.

Motion made by Commissioner Krankey, Seconded by Commissioner Brown.

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

APPROVED

9. **BARNETT** – Application for variance to the Zoning Ordinance submitted by Lynn Barnett. The applicant is requesting a variance of 2', resulting in a 3' setback to the side yard, to construct an accessory structure. The property is located at 231 Carre Court. Parcel 137R-0-44-018.001; 29 & 30 BLK 2 ST CHARLES SD. The property is zoned R-3 Multi Family District.

Lynn Barnett spoke representing the application.

Motion made by Commissioner Brown, Seconded by Commissioner Agee.

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

APPROVED

10. **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.

Motion made by Commissioner Agee, Seconded by Commissioner Romano.

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

APPROVED

11. **RAINES** – Request for appeal submitted by Will Raines. The applicant is appealing the denial of a tree removal permit. The property is located at 403 S. Necaïse Avenue. Parcel 149M-1-29-051.000, 261 SECOND WARD BAY ST LOUIS.

Commissioner Doescher recused herself from the vote.

Will Raines spoke representing the application.

Motion to overturn the city's denial and approve the appeal to allow the removal of the tree.

Motion made by Commissioner Krankey, Seconded by Commissioner Agee.

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

Voting Nay: Commissioner Romano

Recused: Chairman Doescher

Adjourn

12. Motion to adjourn the meeting of August 13, 2025.

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

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

APPROVED

Amy Doescher, Chairman

Date

Caitlin Bourgeois, Secretary

Date