



Planning Commission Meeting Minutes

September 10, 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 MJ Krankey

ABSENT

Chairman Amy Doescher

Commissioner Mikayla Brown

Minutes Approval

1. Motion to approve the minutes of August 13, 2025.

Motion made by Commissioner Agee, Seconded by Commissioner Romano.

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

Action Items

2. **TYNDALL** - Application for Variance to the Zoning Ordinance submitted by Toni and Ray Tyndall. The applicant is requesting a variance of 3' resulting in a 5' setback to the side yard, a variance of 6' resulting in a 19' setback to the front yard and a variance of 10' resulting in a 10' setback to the rear yard to complete proposed renovation. The property is located at 306 North Toulme Street. Parcel 149F-0-29-129.000, 25 B CARROLL SUBD. The property is zoned R-2 Two-Family District.

Motion made by Commissioner Agee, Seconded by Commissioner Romano.

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

APPROVE

3. **BALLAY** – Application for variance to the Zoning Ordinance submitted by Ben and Kelly Ballay. The applicants are requesting a variance of 6', resulting in a 2' setback to the side yard, to construct an attached carport. The property is located at 107 Carroll Avenue, Parcel 149F-0-29-095.000, Legal Description 4 E Carroll Subdivision. The property is zoned R-1 Single Family Residential District.

Kenny Monti spoke representing the application.

Motion made by Commissioner Agee, Seconded by Commissioner Romano.

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

APPROVE

4. **CORBITTNICAUD LLC** - Application for major Site Plan Review for a 4-story Bar, Tavern, Nightclub, and Lounge . The property in question, located at 105 North Beach Blvd, is identified on the Hancock County Land Rolls as Parcel No. 149L-0-29-035.000, legal description as 510 1ST WARD BAY ST LOUIS, and parcel NO 149L-0-29-036.000, Legal District PT 510 1ST WARD BAY ST LOUIS. The property is zoned C-1, Central Business District.

Miles Corbitt, Freddie spoke representing the application.

Anita Warner spoke with questions regarding the application.

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

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

APPROVE

Adjourn

Motion to move the October 8 meeting to October 15, 2025

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

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

APPROVE

5. Motion to adjourn the meeting of September 10, 2025.

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

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

APPROVE

Amy Doescher, Chairman

Date

Caitlin Bourgeois, Secretary

Date