



Planning and Zoning Meeting Minutes

March 12, 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 Mikayla Brown

ABSENT

Commissioner Chet LeBlanc

Commissioner Dean Agee

Commissioner MJ Krankey

Minutes Approval

1. Motion to approve the minutes of February 12, 2025.

Motion made by Commissioner Breland, Seconded by Commissioner Romano.

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

APPROVED

Action Items

2. ***WITHDRAWN* LORONA CONSULTING AND CONTRACTING** - Application for Variance to the Zoning Ordinance Submitted by Lorona Consulting and Contracting. The applicant is wanting to construct a dwelling. The applicant is requesting a variance of 15' resulting in a 10' setback to the front yard, and a variance of 15' resulting in a 5' setback to the rear yard. The property is located at 204 Caron Lane, Parcel Number 149N-0-30-146.000; 109B 4TH WARD BAY ST LOUIS. The property is zoned R-2 Two Family District.

APPROVED

3. **ARORA** - Application for Special Exception to the Zoning Ordinance submitted by Varinder Arora. The applicant requests a special exception for a wine and liquor store by special exception in a C-2 Neighborhood Commercial zoning district. The property is located at 501 Old Spanish Trail Unit A. Parcel 137J-0-44-220.000; LOT 298K 3RD

WARD BSL; BAY ST LOUIS. The property is zoned C-2 Neighborhood Commercial zoning district.

Varinder Arora spoke representing the application.

The following citizens spoke in opposition:

Sandra Price, Candace Johnson, Patricia Tice, Paula Fairconnettue, Beverly Williams
Motion to deny the application made by Commissioner Breland, Seconded by Commissioner Brown.

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

APPROVED

4. **CORBITTNICAUD LLC** - Application for minor Site Plan Review for a Boutique Hotel submitted by Merritt Nicaud. The property in question is 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 512 1ST WARD BAY ST LOUIS. The property is zoned C-1, Central Business District.

Motion to table the application made by Commissioner Breland, Seconded by Commissioner Romano.

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

APPROVED

5. **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 to table the application made by Commissioner Romano, Seconded by Commissioner Breland.

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

APPROVED

Adjourn

6. Motion to adjourn the meeting of March 12, 2025.

Motion made by Commissioner Breland, Seconded by Commissioner Romano.

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

APPROVED

Amy Doescher, Chairman

Date

Caitlin Bourgeois, Secretary

Date