



## May 14, 2025 Planning Commission Meeting Minutes

May 14, 2025 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

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### Call to Order

#### PRESENT

Chairman Amy Doescher

Commissioner Clark Breland

Commissioner Dean Agee (Present by phone)

Commissioner MJ Krankey

#### ABSENT

Commissioner John Romano

Commissioner Chet LeBlanc

Commissioner Mikayla Brown

### Minutes Approval

1. Motion to approve the Minutes of April 16, 2025.

Motion made by Commissioner Krankey, Seconded by Commissioner Breland.

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

**APPROVED**

### Action Items

2. **GRAFF** - Application for Variance to the Zoning Ordinance Submitted by Adam and Regina Graff. The applicants are wanting to construct a dwelling on the property. The applicants are requesting a variance of 10', resulting in a 15' setback to the front yard. The property is located at 4137 Cardinal Drive, Parcel Number 135N-1-39-233.000, 29 & 30 BLK 615 UN 6 ADD 3 SHORELINE PARK and is zoned R-1A Residential Single Family District.

Regina Graff spoke representing the application.

Motion made by Commissioner Breland, Seconded by Commissioner Krankey.

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

**APPROVED**

3. **AJAX LLC** - Application for Special Use District. The applicant is requesting a Special Use District to allow the use of Recreational Vehicle Park located on Chapman Road. Parcel 138H-0-46-028.000, Legal Description PT GADON TOULME CLAIM PT SE 1/4 SEC 27-8S-14W and is zoned R-1A Single Family District.

Chandler Rust spoke representing the application

Regan Kane spoke in favor of the application.

Nick Gant spoke representing the application

Motion made by Commissioner Breland, Seconded by Commissioner Krankey.

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

**APPROVED**

4. **PHIL SIM PROPERTIES** - Application for Variance to the Zoning Ordinance Submitted by Jason Phillips with Phil Sim Properties. The applicant is wanting to construct a dwelling on the property. The applicant is requesting a variance of 1', resulting in an 11' setback to the side yard on the Alabama Street side of the proposed dwelling. The property is located at 5051 Georgia Street, Parcel Number 139A-0-40-099.001, 1 BLK 314 UN 3 ADD 1 SHORELINE PARK S/D and is zoned R-1A Residential Single Family District.

Jason Phillips spoke representing the application.

Motion made by Commissioner Krankey, Seconded by Commissioner Breland.

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

**APPROVED**

5. **DYESS** – Application for variance to the zoning ordinance submitted by Larry Dyess Jr. The applicant is requesting to subdivide one parcel into two new parcels of land. Both parcels will not meet the required lot area or lot width. Parcel 1 will need a variance of 932 sq ft, resulting in 11,068 sq ft. to the minimum lot area and a variance of 26', resulting in a total of 74' to the minimum lot width. Parcel 2 will need a variance of 938 sq ft, resulting in 11,062 sq ft to the minimum lot area and a variance of 26', resulting in a total of 74' to the minimum lot width. The property is located at 118 Engman Avenue. Parcel 136H-1-37-021.000; 5J, REAR FIRST WARD and is zoned R-1 Single-Family District.

Larry Dyess Jr spoke representing the application.

Commissioner Doescher read aloud letters of opposition.

Ann Hull, KristieRoyster and Donald spoke in opposition

Motion to deny made by Commissioner Krankey, Seconded by Commissioner Agee

Voting Yea: Commissioner Krankey

Voting Nay: Chairman Doescher, Commissioner Breland, Commissioner Agee

**MOTION FAILED**

Motion to approve made by Chairman Doescher, Seconded by Commissioner Agee.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Agee,

Voting Nay: Commissioner Krankey

**APPROVED**

6. **STIEFFEL & LIOKIS** – Application for variance to the zoning ordinance submitted by Stieffel and Liokis. The applicants are wanting to reconfigure two parcels into one new parcel of land. The new parcel will meet the required lot area; however, the applicant is requesting a variance of 21.4' resulting in a total of 78.6' to the minimum lot width. The property is located on the 400 block of Sycamore Street. Parcel 149M-1-30-126.001; 186 & E 18.6 OF 187 3RD WARD BAY ST LOUIS and 137J-0-44-053.000; 100C,108,109B,110,111 3RD WARD BAY ST LOUIS. The property is zoned R-1 Single-Family District.

Matt Stieffel and Louis Liokis spoke representing the application

Anita Warner and Phalba Holmes spoke in favor of the application

Motion made by Commissioner Breland, Seconded by Commissioner Krankey.

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

**APPROVED**

7. **STIEFFEL & LIOKIS** – Application for variance to the zoning ordinance submitted by Matt Stieffel and Louie Liokis. The applicants are wanting to reconfigure three parcels into new parcels of land. Parcel A will need a variance of 40' resulting in a total of 60' to the minimum lot width and Parcel B will need a variance of 41', resulting in a total of 59' to the minimum lot width. The property is located on the 500 Block of St Francis Street. Parcel 137J-0-44-057.000; 100D 3RD WARD BAY ST LOUIS and 137J-0-44-053.000; 100C,108,109B,110,111 3RD WARD BAY ST LOUIS and Parcel 137J-0-44-056.000; 109A 3RD WARD BAY ST LOUIS. The property is zoned R-1 Single-Family District.

Motion made by Commissioner Breland, Seconded by Commissioner Krankey.

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

**APPROVED**

8. **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 to application

Motion made by Chairman Doescher, Seconded by Commissioner Breland.  
Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Agee,  
Commissioner Krankey

**APPROVED**

9. **\*WITHDRAWN\* WILLIAMS** - A public hearing for a minor site plan review of a commercial structure that will be used for a dog daycare, boarding facility, and apartment. The property in question is located at 297A HWY 90, Bay St Louis and is identified on the Hancock County Land Rolls as Parcel 149D-1-21-011.003 and described as PT 233 & 236 1ST WARD BAY ST LOUIS. The property in question is zoned C-1, Central Business District.

**APPROVED**

10. Motion to recommend the Bay St Louis City Council approve and implement Tax Increment Financing Redevelopment Plan, Bay St. Louis, Mississippi, 2025 conforms with the comprehensive plan of the City of Bay St. Louis adopted on July 02, 2024.

Motion made by Chairman Doescher, Seconded by Commissioner Krankey.  
Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Agee,  
Commissioner Krankey

**APPROVED**

**Adjourn**

11. Motion to adjourn the meeting of May 14, 2025.

Motion made by Commissioner Krankey, Seconded by Commissioner Agee.  
Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Agee,  
Commissioner Krankey

**APPROVED**

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Amy Doescher, Chairman

Date

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Caitlin Bourgeois, Secretary

Date