



Planning and Zoning Meeting Minutes

April 16, 2025 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Chairman Amy Doescher
Commissioner John Romano
Commissioner Dean Agee
Commissioner Mikayla Brown
Commissioner MJ Krankey

ABSENT

Commissioner Clark Breland
Commissioner Chet LeBlanc

Minutes Approval

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

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

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

APPROVED

Action Items

2. SELLERS - Application for Variance to the Zoning Ordinance Submitted by Rick Sellers. The applicant wants to construct a carport in front of the dwelling. The applicant requests a front yard variance of 11' resulting in a 14' setback to the front yard. The property is located at 11080 New York Street, Parcel Number 135N-2-39-093.000; 54 BLK 337 UN 3 ADD 1 SHORELINE PARK. The property is zoned R-1A Residential Single Family.

Rick Sellers spoke representing the application.

Motion made by Commissioner Brown, Seconded by Commissioner Romano.

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

Voting Nay: Commissioner Agee

APPROVED

3. **YOUNG** - Application for Variance to the Zoning Ordinance Submitted by Randy Young. The application is adding an addition to the rear of the existing dwelling. The application requests a variance of 9'9", resulting in a 10'3" setback to the rear yard. The property is located at 135 DeMontluzin Avenue, Parcel Number 149F-0-29-209.000; 17 & 18 Beach Front Subdivision. The property is zoned R-2 Residential Two-Family.

Randy Young spoke representing the application.

Motion made by Commissioner Krankey, Seconded by Commissioner Agee.

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

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.

TABLED

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.

TABLED

Adjourn

6. Motion to adjourn the meeting of April 16, 2025.

Motion made by Commissioner Agee, Seconded by Commissioner Romano.

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

APPROVED

Amy Doescher, Chairman

Date

Caitlin Bourgeois, Secretary

Date