



January 14, 2026 Planning Commission Meeting Agenda

January 14, 2026 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

1. Motion to elect as Chairman of the board.

Minutes Approval

2. Motion to approve the minutes of November 12, 2025.

Action Items

3. **MICELI** – Application for variance to the Zoning Ordinance submitted by Joseph and Lillian Miceli. The applicants are requesting variance of 13' resulting in 12' setback to the front yard. The property is located at 104 Washington Street, Parcel 149P-0-30-018.001; PT 334A & 334B 3RD WARD B S L. The property is zoned R-1 Single Family District.
4. **ROBIN** – Application for special exception to the zoning ordinance submitted by John Robin. The applicant is requesting a special exception to allow an accessory dwelling on a lot under 15,000 square feet. The combined parcels total 11,639 square feet, which is a variance of 3,361 square feet from the required minimum. The properties are located at 312 DeMontluzin Avenue, Parcel 149F-0-29-262.000, Legal Description: 10, PT 11 BLK 5 PERKINS S/D, and Parcel 149F-0-29-280.000, Legal Description: 455F FIRST WARD BAY ST LOUIS. The property is zoned R-2 Two Family.
5. **ECO-CONSTRUCTION LLC** – Application for special exception to the Zoning Ordinance submitted by Eco-Construction LLC. The applicant is requesting a special exception to construct an accessory dwelling on a parcel exceeding 15,000 square feet. The property is located at 928 Old Spanish Trail. Parcel 137Q-0-36-098.000, FRAC S of Gainesville Rd SD of Moscio Chiniche Est 36-8-14 8-14. The property is zoned R-1 Single Family.

Adjourn

6. Motion to adjourn the meeting of January 14, 2026