



## October 15, 2025 Planning Commission Meeting Agenda

October 15, 2025 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

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### Call to Order

### Minutes Approval

1. Motion to approve the minutes of September 10, 2025.

### Action Items

2. **LIUZZA** – Application for variance to the zoning ordinance submitted by Juliet Liuzza. The applicant is requesting to reconfigure one existing parcel into two separate parcels of land. Both proposed parcels will not meet the required minimum lot area or lot width for the R-2 Two-Family Zoning District. Parcel A needs a variance of 1,463 sq. ft. resulting in a total of 9,037 sq. ft. to the lot area, and a variance of 15.5' resulting in a total 59.5' to the minimum lot width. Parcel B needs a variance of 1,765 sq.ft. resulting in a total of 8,735 sq. ft. to the lot area and a variance of 15.5' resulting in a total of 59.5' to the total lot width. The property is located at 211 St. Francis Street. Parcel 149E-0-29-395.000; 115 2nd Ward Bay St. Louis. The property is zoned R-2 Two-Family District.
3. **KNOLL** – Application for variance to the Zoning Ordinance submitted by Laura Knoll. The applicant wants to construct a pole barn. The applicant is requesting a variance of 114%, resulting in an accessory structure that is 164% size of the primary dwelling. The property is located at 325 Daffodil Street; Parcel 138A-0-46-218.001; 17-19 BLK 20 UN 3 SHORELINE ESTATES S/D. The property is zoned R-1 Single Family District.
4. **SALES** – Application for special exception to the Zoning Ordinance submitted by Kennon Sales. The applicant is requesting a special exception to construct a boat storage facility on property zoned C-3 Highway Commercial. The property is located

on the 3300 block of Longfellow Drive. Parcel 138G-0-46-163.000, PT GUIDON TOULME CL 46-8-14. The property is zoning C-3 Highway Commercial.

5. **BONNER** – Application for Special Exception to the Zoning Ordinance submitted by Charles Bonner. The applicant is requesting a Special Exception to construct an accessory dwelling in the rear yard of a parcel over 15,000 sq ft. The property is located at 703 Hancock Street. Parcel 149N-0-30-052.001; PT6 & PT8 FOURTH WARD BAY ST LOUIS. The property is zoned R-1 Single Family Zoning District.
6. **BOUDIN** – Application for special exception to the Zoning Ordinance submitted by Robert J. Boudin Jr. The applicant is requesting a special exception to construct a boat storage facility on property zoned C-3 Highway Commercial. The property is located on the 9700 block of Highway 603. Parcel 138G-0-46-161.000. Legal Description PT GUIDON TOULME CL 30 & 34 N OF HW, The property is zoned C-3 Highway Commercial.
7. **STIEFFEL & LIOKIS** – Application for sketch plat and final plat approval submitted by Matt Stieffel and Louie Liokis for a proposed reconfiguration of 5 parcels into 4 parcels located along the 400 Block of Labat Street, 400 Block of Sycamore Street, and 500 Block of St. Francis Street. The new reconfiguration of the parcel received a variance for the wider size in May 2025. Parcels 149M-1-30-126.001; 186 & E 18.6 OF 187 3RD WARD BAY ST LOUIS, 137J-0-44-057.000; 100D 3RD WARD BAY ST LOUIS, 137J-0-44-053.000; 100C, 108, 109B, 110, 111 3RD WARD BAY ST LOUIS, and 137J-0-44-056.000; 109A 3RD WARD BAY ST LOUIS. 149M-1-30-094.000; 95B & 94B THIRD WARD BAY ST LOUIS. The property is zoned R-1 Single-Family District.
8. **L&H HOLDINGS, LLC** – Application for variance to the subdivision regulations submitted by L&H Holdings, LLC for a proposed replat of one existing parcel into two separate parcels located at 717 N 2nd Street. Both proposed parcels will meet the minimum lot width and minimum lot square footage requirements of the Bay St. Louis Zoning Ordinance. However, one of the newly created parcels will not have direct frontage on a dedicated public street and will instead be accessed via a recorded easement providing sufficient ingress/egress. A variance is requested to Subdivision Regulation Section 314.4, which requires every lot to abut a dedicated street for at least the minimum width of the lot at the building setback line. The easement will serve

as the only access to the lot. Parcel 149C-0-20-074.000; PT 174B, 174C, 174D FIRST WARD BAY ST. LOUIS. The property is zoned R-3 Multi-Family Residential District.

9. **CORONA** – Application for Minor Site Plan Review for the construction of an office and multi-family dwelling submitted by Pablo Corona. The property in question is located at 9045 McLaurin Street and is identified on the Hancock County Land Rolls as Parcel No. 138J-1-34-006.000: Legal Description LOT 24 BLK 2 MELVIN OTT SUBD. The property is zoned C-3 Highway Commercial District.
10. **507 ON MAIN LLC** – Application for Variance to the Zoning Ordinance submitted by Andrew Harwell on behalf of 507 ON MAIN, LLC. The applicant is proposing the development of a condominium project on the property. The applicant is requesting a variance to Section 802.3 to allow a total number of 22 parking spaces instead of the required 23 spaces for the 10 total dwelling units that will be on the parcel. The applicant is requesting to be allowed 9' by 18' parking spaces to the required parking space size of 10' by 20' for the project. The applicant is also requesting a variance to Section 802.3 to allow a landscape perimeter of 5' landscape with an opaque fence as opposed to the required 10' landscape buffer. Additionally, the applicant is requesting a variance to allow a condominium dwelling unit at a size of 648 square feet, which is below the minimum required 750 square feet dwelling requirement. The property is located at 507 Main Street. Parcel: 1ST WARD PT 568 BAY ST. LOUIS. The property is zoned C-2, Neighborhood Commercial District.
11. **507 ON MAIN, LLC** – Application for Major Site Plan Review for a condo submitted by Andrew Harwell on behalf of 507 on Main LLC. The property in question is located at 507 Main Street and is identified on the Hancock County Land Rolls with the legal description 1ST WARD PT 568 BAY ST LOUIS. The property is zoned C-2, Neighborhood Commercial District.

## **Adjourn**

12. Motion to adjourn the meeting of October 15, 2025.