



## Planning Commission Meeting Minutes

November 12, 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 John Romano

Commissioner Dean Agee

Commissioner Mikayla Brown

#### ABSENT

Commissioner Clark Breland

Commissioner MJ Krankey

Commissioner Jimmy Osbourn

### Minutes Approval

1. Motion to approve the minutes of October 15, 2025

Motion made by Commissioner Romano, Seconded by Chairman Doescher.

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

### Action Items

2. **CHINN** – Application for Variance to the Zoning Ordinance submitted by Daniel Chinn. The applicant has constructed a 9'6" fence. The applicant is requesting a variance of 3'6" to the fence height requirement, resulting in a 9'6" fence. The property is located at 402 State Street. Parcel 149E-0-29-262.000; Legal Description 555A, 556A & 479E 1ST WARD BAY ST. LOUIS. The property is zoned R-2 Residential Two Family District.

Daniel Chinn spoke representing the application.

Commissioner Doescher read aloud 2 letters of support.

Motion to deny

Motion made by Commissioner Agee, Seconded by Commissioner Brown.

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

**APPROVED**

3. **MCGINNIS** – Application for special exception to the Zoning Ordinance submitted by Sherlyn Alcazar. The applicants are requesting a special exception to allow the construction of an RV Park on property zoned C-3 Highway Commercial. The property is located at 3220 Longfellow Road, Parcel 138H-0-46-019.000. Legal Description PT GUIDON TOULME CLAIM 46-8S-14W. The property is zoned C-3 Highway Commercial.

Sherlyn Alcazar spoke representing the application

Sheila spoke in favor of the application

Motion to deny the application

Motion made by Commissioner Brown, Seconded by Commissioner Romano.

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

**APPROVED**

4. **WYATT** – Application for special exception to the Zoning Ordinance submitted by Timothy Wyatt. The applicants are requesting a special exception to allow the construction of an RV Park on property zoned WF-2 Waterfront District. The property is located at 2078 Lazy Lane, Parcel 136L-0-37-002.000. Legal Description: PT ELIHU CARVER CL. The property is zoned W-2 Waterfront District.

Margaret Wyatt spoke representing the application

Andy Idom, Roger Erickson, Brian Hadaway, Deborah Hadaway, Robert Cook, George Rohr, Bobby Leaber and Anita Warner spoke in opposition

Motion to deny the application

Motion made by Commissioner Brown, Seconded by Commissioner Romano.

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

**APPROVED**

5. **MACPHAILLE** - Application for Major Site Plan Review for a condo development submitted by Jim Macphaille. The property is located at 209 and 291 Ulman Avenue and is identified on the Hancock County Land Rolls as Parcel 149F-0-29-056.000; ALL 18 & 19, & W. 10 OF 17 ULMAN SUB. Parcel 149F-0-29-038.001; PT 303 1ST WARD BSL. Parcel 149F-0-29-055.002; 149F-0-29-055.001; PT LOT 16 & 17 ULMAN SUB. The property is zoned C-2, Neighborhood Commercial District and R-2 Two-Family District.

Motion made by Commissioner Agee, Seconded by Commissioner Romano.

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

**APPROVED**

**Adjourn**

6. Motion to adjourn the meeting November 12, 2025.

Motion made by Commissioner Romano, Seconded by Commissioner Brown.

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

*Amy Doescher*

Amy Doescher, Chairman

*1/14/26*

Date

*Caitlin Bourgeois*

Caitlin Bourgeois, Secretary

*1/14/26*

Date