



## Planning Commission Meeting Minutes

December 11, 2024 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 (by phone for only Melcher application)  
Commissioner Mikayla Brown  
Commissioner MJ Krankey

#### ABSENT

Commissioner John Romano  
Commissioner Chet LeBlanc

### Minutes Approval

1. Motion to approve the Minutes of November 13, 2024.

Motion made by Commissioner Breland, Seconded by Commissioner Krankey.

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

**APPROVED**

### Action Items

2. **MELCHER** - Application for variance to the Zoning Ordinance submitted by Archie and Carolyn Melcher. The applicant is requesting a variance of a 2' resulting in a 10' setback to the corner side yard. The property is located at 1198 North Beach Boulevard. Parcel 144L-0-19-040.000, 55D, ALL 56 1ST WARD BAY ST Louis. The property is zoned R-1 Single Family District.

5:34pm Commissioner Doescher recused herself.

5:34pm Commissioner Agee joined the meeting by phone.

Commissioner Doescher spoke representing the application.

Motion made by Commissioner Krankey, Seconded by Commissioner Brown.

Voting Yea: Commissioner Breland, Commissioner Agee, Commissioner Brown,  
Commissioner Krankey

Voting Abstaining: Chairman Doescher

**APPROVED**

3. **DARDEAU** - Application for Variance to the Zoning Ordinance submitted by Suzanne Dardeau. The applicants constructed a 7'3" privacy fence along the rear of the property line. The applicants are requesting a variance of 1'3" to the fence height requirement. The property is located at 102 MCCALL STREET. Parcel 137R-0-44-015.000 legal description 1,2,34 & 35 BLK 2 ST CHARLES SUBDIVISION. The property is zoned R-2 Two-Family District and R-3 Multi-Family District.

5:38pm Commissioner Doescher returned and Commissioner Agee left.

Suzanne Dardeau spoke representing the application.

Commissioner Doescher read aloud a letter of opposition.

Motion made by Commissioner Breland, Seconded by Commissioner Brown.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Brown

Voting Nay: Commissioner Krankey

**APPROVED**

4. **BOHLIN** - Application for a Variance to the Zoning Ordinance Submitted by Steven Bohlin and Rachel O'Keefe. The applicant is requesting variances to the Zoning Ordinance for constructing a dwelling. The applicant requests a 6'2" variance resulting in an 18'10" front yard setback and a 2' variance resulting in an 18' rear yard setback. The property is located at 218 Washington Street, Parcel Number 149M-2-30-130.000, and is zoned R-2 Residential Two Family District.

Ed Wikoff spoke representing the application.

Lisa Monti spoke in favor.

Motion made by Commissioner Krankey, Seconded by Commissioner Brown.

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

Commissioner Krankey

**APPROVED**

5. **NICAUD** - 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.

Ronnie Artigues spoke representing the application.

Motion made by Commissioner Breland, Seconded by Commissioner Brown.

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

Commissioner Krankey

**APPROVED**

6. **PPM DEVELOPMENT** - Application for sketch plat approval submitted by PPM Development for the Paradise Estates Subdivision located at 13131 Hwy 603 at the Northwest corner of I-10 West and Highway 603. Parcels 133 -0-07-006.000, PT S ½ 7-8s-14W. Parcel 133 -0-07-004.002, PS SE1/4 7-8-14. Parcel 133Q-0-08-002.000, PT LOTS2&4 W OF BAY-KILN RD. Parcel 133Q-0-08-002.002, PT NW ¼-SW ¼ 8-8S-14W. Parcel 133Q-0-08-002.001, PT LOT4 8-8S-14W. The property is zoned C-3 Highway Commercial District.

Henry Furr spoke representing the application.

Motion made by Commissioner Breland, Seconded by Commissioner Krankey.

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

**APPROVED**

**Adjourn**

7. Motion to adjourn the meeting of December 11, 2024.

Motion made by Commissioner Krankey, Seconded by Commissioner Brown.

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

**APPROVED**

Amy Doescher 1/15/25  
Amy Doescher, Chairman Date

Caitlin Bourgeois 1/15/25  
Caitlin Bourgeois, Secretary Date