Planning Commission Meeting Minutes

October 14, 2026 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Chairman Mikayla Brown

Commissioner Dean Agee

Commissioner John Romano

Commissioner Jimmy Osbourn

Commissioner Ronnie Robert

ABSENT

Commissioner Clark Breland

Minutes Approval

1. Motion to approve the minutes of September 12, 2026

   Motion made by Commissioner Osbourn, Seconded by Commissioner Agee.
   Voting Yea: Chairman Brown, Commissioner Agee, Commissioner Romano, Commissioner Osbourn, Commissioner Robert

   APPROVED

Action Items

2. **WALKER** – Application for a variance to the Zoning Ordinance submitted by Gilbert Walker. The applicant is requesting a variance of 2'9", resulting in a 9'3" setback to the side yard property line and a variance of 3'7", resulting in a 16'5" setback to the rear yard property line. The property is located at 435 DeMontluzin Avenue, Parcel 149E-0-29-184.000; 23 BLK 3 PERKINS S/D and is zoned R-2 Residential Two Family.

   Jeanne Baxter spoke representing the application.

   Motion made by Commissioner Romano, Seconded by Commissioner Agee.
   Voting Yea: Chairman Brown, Commissioner Agee, Commissioner Romano, Commissioner Osbourn, Commissioner Robert

   APPROVED

3. **TRIFECTA** – Application for Major Site Plan Review for a condominium development submitted by Trifecta. The proposed development consists of two (2) two-story buildings containing a total of fourteen (14) condominium units. The property in question is located at 405 Webster Street. Parcel 149E-0-29-014.002, PT 276 1ST

WARD BSL and is zoned C-3 Highway Commercial District and R-3 Multi-Family District.

Alexander and Andrew spoke representing the application.

Josh Magee, Steve Barney, David Tackon and Keith Ferguson spoke in opposition

Motion to deny the application as presented

Motion made by Commissioner Osbourn, seconded by Commissioner Brown
Voting Yea: Commissioner Osbourn, Commissioner Brown

Voting Nay: Commissioner Agee, Commissioner Romano, Commissioner Robert

Motion to approve the application as presented

Motion made by Commissioner Agee, Seconded by Commissioner Romano.
Voting Yea: Commissioner Agee, Commissioner Romano, Commissioner Robert
Voting Nay: Chairman Brown, Commissioner Osbourn

APPROVED

4. **FE AND SE INVESTMENTS LLC** – Application for a planned unit development (PUD) for a private subdivision and approve the sketch plan. The PUD will consist of 6 parcels for single-family homes ranging in size from 13,154sf to 37,654sf, and 1 parcel totaling 31,032sf that will serve as a private recreation area with a pool, courts, and a private gathering house for the exclusive use of property owners within the private subdivision. The subdivision will also include a non-public park. The subdivision will have private utilities and will be accessed by a private limestone drive. The property is located in the 600 Block of Third Street, Parcel Number 149N-0-30-238.001; Legal Description PT 214, 4th Ward, Bay St. Louis. The property is zoned R-1 Single-Family Residential District and R-2 Two-Family Residential District.

   Shawn Burkes spoke representing the application

   Cliff Rabalais and Anita Warner spoke in favor

   Motion made by Commissioner Agee, Seconded by Commissioner Romano.
   Voting Yea: Chairman Brown, Commissioner Agee, Commissioner Romano, Commissioner Osbourn, Commissioner Robert

   APPROVED

5. **LOPEZ** – Application for variance to the Zoning Ordinance submitted by Elizabeth and Adolfo Lopez. The applicants are requesting a proposed subdivision of property. Parcel A will need a variance of 2ft resulting in a 6ft setback to the side yard, a variance of 4,780sf from the required 12,000sf, resulting in a total of 7,220sf to the lot area, as well as a variance of 40.3ft, resulting in a total of 59.70ft to the lot width for the dwelling. Parcel B will need a variance of 5ft resulting in a 3ft setback to the side yard for the existing dwelling on and will meet all lot size requirements. The property is located at 240 Bay Oaks Dr, Parcel 161B-1-01-006.000; 37, 39, 41, PT 43 BLK 3 BAY OAKS and is zoned R-1 Residential Single Family.

   Elizabeth Lopez spoke representing the application.

Motion made by Commissioner Osbourn, Seconded by Commissioner Romano.
Voting Yea: Chairman Brown, Commissioner Agee, Commissioner Romano, Commissioner Osbourn, Commissioner Robert

APPROVED

6. **BALL** – Application for variance to the Zoning Ordinance submitted by Corey Ball. The applicant is requesting a variance of 2ft resulting in 3ft setback to the side yard property line for a freestanding 10ft by 8ft wide carport for golf cart parking on the right side of the house. The property is located at 340 Carroll Avenue, Parcel 149E-0-29-082.000; PT 48-B & PT 49-A CARROLL SUBD and is zoned R-2 Residential Two Family.

   Corey Ball spoke representing the application

   Motion made by Commissioner Robert, Seconded by Commissioner Agee.
   Voting Yea: Chairman Brown, Commissioner Agee, Commissioner Romano, Commissioner Osbourn, Commissioner Robert

   APPROVED

7. **ROBINSON** – Application for a special exception to the Zoning Ordinance submitted by Doescher Designs PLLC. The applicant is requesting a variance to allow an accessory dwelling on a lot that meets the minimum required lot size of 15,000sf. The property is located at 113 Citizen St, Parcel 369 & PT 370 3RD WARD BSL, and is zoned R-1 Residential Single Family.

   Glenn Landrum spoke representing the application

   Motion made by Commissioner Romano, Seconded by Commissioner Osbourn.
   Voting Yea: Chairman Brown, Commissioner Agee, Commissioner Romano, Commissioner Osbourn, Commissioner Robert

   APPROVED

8. **VARMA/OWEN** – Application for a special exception to the Zoning Ordinance submitted by Benfatti Construction. The applicant is requesting a special exception to construct an accessory dwelling on a parcel over 15,000sf. The property is located at 135 St Charles St, Parcel 149N-0-30-172.000, Legal Description 140-141 FOURTH WARD BSL, and is zoned R-2 Residential Two Family.

   Colt Lee spoke representing the application.

   Anita Warner spoke in favor

   Motion made by Commissioner Osbourn, Seconded by Commissioner Robert.
   Voting Yea: Chairman Brown, Commissioner Agee, Commissioner Romano, Commissioner Osbourn, Commissioner Robert

   APPROVED

   Gigi Robinson and Tina spoke with concerns regarding a bridge that was built on Kellar Street to the RV Park.

Adjourn

9. Motion to adjourn the meeting of October 14, 2026.

   Motion made by Commissioner Osbourn, Seconded by Commissioner Romano.

   Voting Yea: Chairman Brown, Commissioner Agee, Commissioner Romano, Commissioner Osbourn, Commissioner Robert

   APPROVED

Mikayla Brown, Chairman — Date 11/18/26

Caitlin Bourgeois, Secretary — Date 11/18/26