



Planning Commission Meeting Minutes

January 14, 2026 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Chairman Amy Doescher

Commissioner Clark Breland

Commissioner John Romano

Commissioner Dean Agee

Commissioner Mikayla Brown

Commissioner MJ Krankey

ABSENT

Commissioner Jimmy Osbourn

1. Motion to elect Commissioner Mikayla Brown as chairman and Commissioner Dean Agee as Co-Chairman.

Motion made by Chairman Doescher, Seconded by Commissioner Breland.

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

Minutes Approval

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

Motion made by Commissioner Breland, Seconded by Commissioner Krankey.

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

APPROVED

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.

The applicants were not present.

Katie Hood spoke in opposition.

Commissioner Brown read aloud a letter of opposition.

Amy Recused herself for the vote.

Motion to deny the application as presented.

Motion made by Commissioner Agee, Seconded by Commissioner Krankey.

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

APPROVED

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.

John Robin spoke representing the application.

Jeremy Burke read aloud a letter of opposition.

Motion to deny the application as presented

Motion made by Commissioner Krankey, Seconded by Commissioner Brown.

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

APPROVED

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.

Robinette Lawler spoke with questions and concerns.

Motion made by Commissioner Agee, Seconded by Commissioner Krankey.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Agee, Commissioner Krankey

Voting Nay: Commissioner Brown

APPROVED

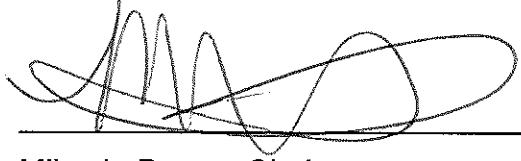
Adjourn

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

Motion made by Commissioner Breland, Seconded by Commissioner Romano.

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

APPROVED



Mikayla Brown, Chairman

2-11-24

Date



Caitlin Bourgeois, Secretary

2-11-26

Date