



## Planning Commission Meeting Minutes

September 10, 2025 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

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### Call to Order

#### PRESENT

Commissioner Clark Breland

Commissioner John Romano

Commissioner Dean Agee

Commissioner MJ Krankey

#### ABSENT

Chairman Amy Doescher

Commissioner Mikayla Brown

### Minutes Approval

1. Motion to approve the minutes of August 13, 2025.

Motion made by Commissioner Agee, Seconded by Commissioner Romano.

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

### Action Items

2. **TYNDALL** - Application for Variance to the Zoning Ordinance submitted by Toni and Ray Tyndall. The applicant is requesting a variance of 3' resulting in a 5' setback to the side yard, a variance of 6' resulting in a 19' setback to the front yard and a variance of 10' resulting in a 10' setback to the rear yard to complete proposed renovation. The property is located at 306 North Toulme Street. Parcel 149F-0-29-129.000, 25 B CARROLL SUBD. The property is zoned R-2 Two-Family District.

Motion made by Commissioner Agee, Seconded by Commissioner Romano.

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

#### **APPROVE**

3. **BALLAY** – Application for variance to the Zoning Ordinance submitted by Ben and Kelly Ballay. The applicants are requesting a variance of 6', resulting in a 2' setback to the side yard, to construct an attached carport. The property is located at 107 Carroll Avenue, Parcel 149F-0-29-095.000, Legal Description 4 E Carroll Subdivision. The property is zoned R-1 Single Family Residential District.

Kenny Monti spoke representing the application.

Motion made by Commissioner Agee, Seconded by Commissioner Romano.  
Voting Yea: Commissioner Breland, Commissioner Romano, Commissioner Agee,  
Commissioner Krankey

**APPROVE**

4. **CORBITTNICAUD LLC** - Application for major Site Plan Review for a 4-story Bar, Tavern, Nightclub, and Lounge . The property in question, 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 510 1ST WARD BAY ST LOUIS. The property is zoned C-1, Central Business District.

Miles Corbitt, Freddie spoke representing the application.

Anita Warner spoke with questions regarding the application.

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

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

**APPROVE**

### **Adjourn**

Motion to move the October 8 meeting to October 15, 2025

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

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

**APPROVE**

5. Motion to adjourn the meeting of September 10, 2025.

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

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

**APPROVE**

Amy D. Doescher  
Amy Doescher, Chairman

11/12/25  
Date

Caitlin Bourgeois  
Caitlin Bourgeois, Secretary

11/12/25  
Date