



Planning Commission Meeting Minutes

June 11, 2025 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Chairman Amy Doescher

Commissioner John Romano

Commissioner Dean Agee

Commissioner Mikayla Brown

Commissioner MJ Krankey

ABSENT

Commissioner Clark Breland

Commissioner Chet LeBlanc

Minutes Approval

1. Motion to approve the minutes of May 14, 2025.

Motion made by Commissioner Agee, Seconded by Commissioner Romano.

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

APPROVED

Action Items

2. **STECKOL**—Application for Variance to the Zoning Ordinance Submitted by Susan Steckol. The applicants want to demolish the existing dwelling and construct a new dwelling on the property. The applicants are requesting a 15' variance, resulting in a 10' setback to the front yard. The property is located at 259 Washington Street, Parcel Number 149M-2-30-105.000, 275 THIRD WARD BAY ST LOUIS and is zoned R-2 Residential Two Family District.

John Bezou Sr. spoke representing the application

John Schneider spoke with concerns

Anita Warner spoke in favor

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

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

APPROVED

3. **MURPHY** - Application for a variance to the parking requirements of the Zoning Ordinance submitted by Christina Murphy. The applicant intends to demolish the existing building and construct a new building. The applicant is requesting to be allowed 9' by 18' parking spaces to the required parking space size of 10' by 20' for new business construction. The property is located on 1151 HWY 90. Parcel 137L-0-35-007.000, PT 2ND WARD BAY ST LOUIS. The property is zoned C-3 Highway Commercial Business District.

Christina Murphy spoke representing the application.

Motion to deny the application

Motion made by Commissioner Brown, Seconded by Commissioner Agee.

Voting Yea: Commissioner Agee, Commissioner Brown, Commissioner Krankey

Voting Nay: Chairman Doescher, Commissioner Romano

APPROVED

4. ***WITHDRAWN* 299 SECOND STREET LLC** - Application for Special Exception to the Zoning Ordinance submitted by 299 Second Street LLC. The applicant requests a special exception for the use of a STUDIO FOR PROFESSIONAL WORK OF TEACHING OF FINE ARTS by special exception in an R-3 Multi-Family District. The property is located at 299 South Second Street, Bay St Louis. Parcel 149L-0-29-144.000 ; 183 SECOND WARD BAY ST LOUIS; The property is zoned R-3 Multi-Family District.

5. **THERIOT** - Application for Variance to the Zoning Ordinance submitted by Shane Theriot. The applicant has constructed an 8' privacy fence. The applicant is requesting a variance of 2' to the fence height requirement, resulting in an 8' fence. The property is located at 321 St George Street. Parcel 149F-0-29-177.000; PT 375 1ST WARD BAY ST LOUIS. The property is zoned R-2 Residential Two Family District.

Shane Theriot spoke representing the application

Doug Netherland, Bob Garland and Lloyd Boudreaux spoke in favor.

Motion to deny the application for variance

Motion made by Commissioner Agee, Seconded by Commissioner Brown.

Voting Yea: Chairman Doescher, Commissioner Agee, Commissioner Brown

Voting Nay: Commissioner Romano, Commissioner Krankey

APPROVED

Adjourn

6. Motion to adjourn the meeting of June 11, 2025.

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

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

Commissioner Brown, Commissioner Krankey

APPROVED

Amy H Doescher

Amy Doescher, Chairman

7/9/25

Date

Caitlin Bourgeois

Caitlin Bourgeois, Secretary

7/9/25

Date