



Jan 15, 2025 Planning Commission Meeting Agenda

January 15, 2025 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

1. Motion to appoint _____ as chairman of the board.

Minutes Approval

2. Motion to approve the minutes of December 11, 2024.

Action Items

3. **BRAND** – Application for variance to the Zoning Ordinance submitted by Aubrey Brand. The applicant is requesting a variance of 6'4", resulting in an 18'8" setback to the front yard, and a variance of 1', resulting in a 7' setback to the side yard. The property is located at 117 Elaine Drive. Parcel 135J-0-47-009.000, 12 BLK 2 JOURDAN RIVER ESTATES S/D. The property is zoned R-1 Single Family District.
4. ***MOVE TO FEBRUARY 12* BELLAMARE DEVELOPMENT** – Application for minor Site Plan Review for a convenience store and filling station with an attached coffee shop submitted by Bellamare Development. The property in question is located at 1083 HWY 90 and is identified on the Hancock County Land Rolls as Parcel No. 137F-2-26-009.000 (Legal Description: PT 88 J BOUQUIE CL (BUS) HWY 90) and Parcel No. 137F-2-26-010.000 (Legal Description: PT 89 J BOUQUIE CL 26-8-14). The property is zoned C-3 Highway Commercial District.

Adjourn

5. Motion to adjourn the meeting of January 15, 2025.



Planning Commission Meeting Minutes

December 11, 2024 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

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

APPLICATION FOR VARIANCE TO THE ZONING ORDINANCE

Please complete this form in its entirety; failure to do so may cause a delay in the submittal of your application to the Planning and Zoning Commission.

The following information is required before this application will be submitted to the Planning and Zoning Commission for consideration.

OWNER: Aubrey Brand

ADDRESS: 109 Haroleans St
Harahan, LA 70123

PHONE: 504-415-1097

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

117 Elaine Drive, Bay St Louis, MS

1. Legal description of property to be considered for variance as described in the Hancock County tax rolls:

12 BLK 2 JOURDAN RIVER ESTATES S/D

2. Parcel number(s) as described in the Hancock County tax rolls:

~~135J-0-47-009.000~~ 135J-0-47-009.000

3. Present Zoning: R-1

4. Present use of building/property: Vacant

5. Application fee of \$250 (Residential): \$ 250 #00522430

Application fee of \$200 (Commercial):

Article XIII
1303 APPEALS, HEARING AND NOTICE

Every appeal or application shall refer to the specific provision of the ordinance involved and shall set forth the interpretation that is claimed, the use for which a special exception is sought, or the details of the variance that is applied for and the case may be, and accompanied by a plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon and used, the size of any building to be erected, and the location of the building upon the lot, the materials to be used and other such information as may be deemed necessary to provide full information regarding intended use. The Municipal Clerk shall forthwith transmit the appeal or application to the Commission together with all papers constituting the record upon which the action appealed from was taken.

Article XIII
1305.3 VARIANCES

To recommend such variances from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions, literal enforcement of the provisions of this Ordinance will in an individual case result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice be done. Such variance may be granted in such case of unnecessary hardship upon a finding by the City Council that all of the following conditions exist:

- A. There are extraordinary and exceptional conditions which pertain to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.
- B. The literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
- C. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.
- D. The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
- E. The special circumstances are not the result of the actions of the applicant.
- F. The existence of a nonconforming use of neighboring land, buildings, or structures in the same district or of permitted or nonconforming uses in other districts shall not constitute a reason for the requested variance.
- G. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.
- H. The variance is not a request to permit a use of land, building, or structure which is not permitted by right or by special exception in the district involved.

I. Notice of public hearing shall be given as in Section 1305.2(A).

J. The variance can't be transferred to a subsequent owner of the property, if the variance is unused.

K. The grant of a variance shall expire if the variance has not been activated within six (6) months of final approval. "Activation" shall mean obtaining a building permit for the required or necessary construction. In addition, the activation shall not be effective unless the construction is completed within six (6) months of obtaining the building permit. On good cause shown, the Bay St. Louis City Council may extend the above stated time limits for up to a maximum of six (6) months.

Please submit the following documentation with your application:

- 1. What is the specific provision of the ordinance involved _____
- 2. The use for which a variance is sought _____

3. If request is for a setback variance, please answer the following:

* $18' - 8\frac{3}{4} - \frac{25'}{22'-2"} = 6'-3" - \frac{2'-10"}{25'}$ Front yard setback requirement
 Proposed distance remaining to the property line
 Total front yard setback variance needed

$\frac{8'}{7'} = 1'$ Side yard setback requirement
 Proposed distance remaining to the property line
 Total side yard setback variance needed

$\frac{10'}{10'} = 0$ Rear yard setback requirement (canal)
 Proposed distance remaining to the property line
 Total rear yard setback variance needed

4. If request is for a variance other than setback, please answer the following:

_____ Required total square footage of lot
 _____ Proposed square footage of lot
 _____ Total square footage needed to lot

_____ Required minimum width of lot
 _____ Proposed minimum width of lot
 _____ Total variance to minimum lot width needed

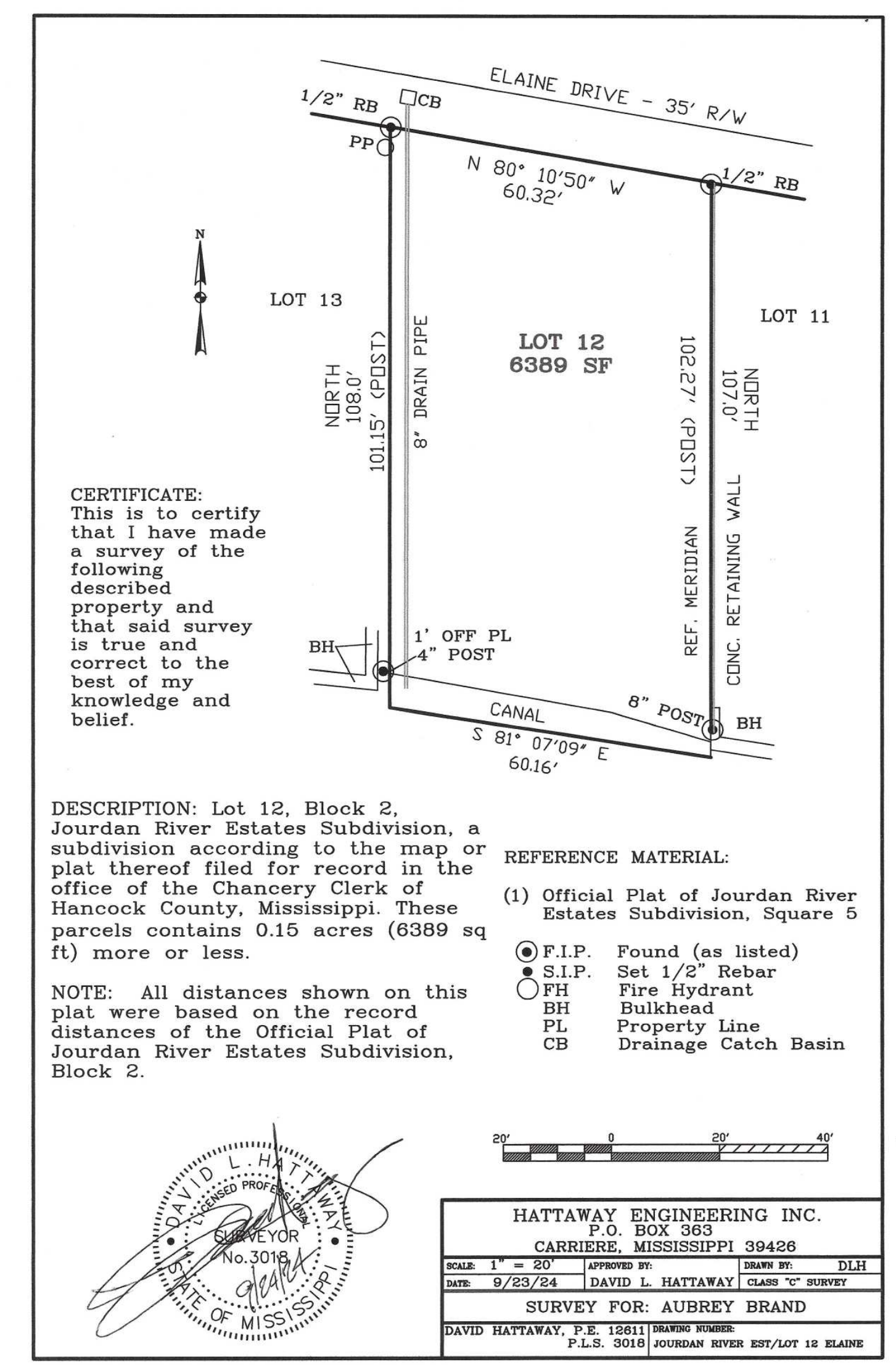
_____ Required fence height
 _____ Proposed fence height
 _____ Total fence height variance needed

Brand Camp

New Single Family Residence Elaine Drive - Lot #12

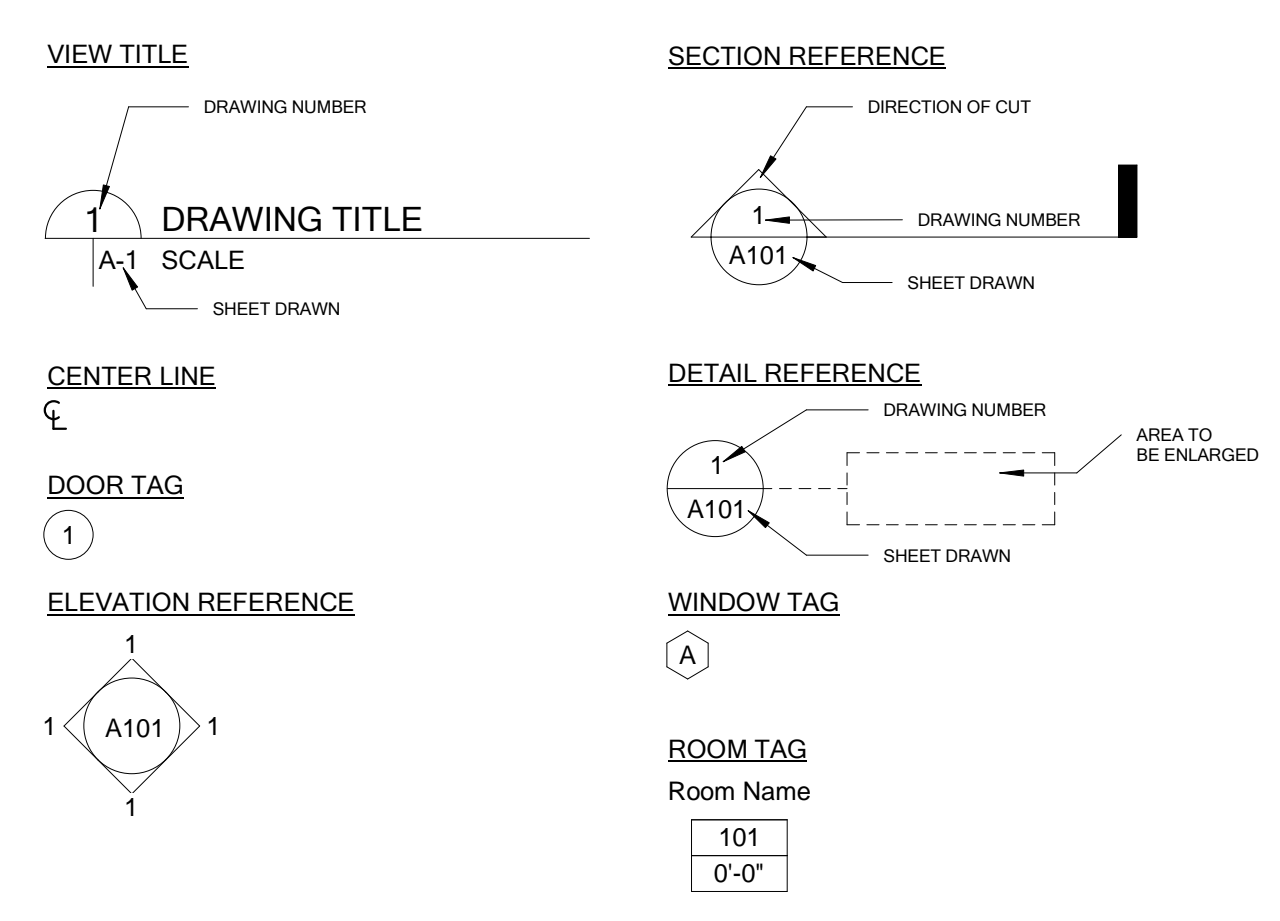
Sheet Index

- A-1 Title Sheet
- A-1.1 Roof Plan
- A-2 Floor Plan
- A-2.1 Floor Plans
- A-2.2 Floor Plans
- A-3 Reflected Ceiling Plan
- A-4 3D Image
- A-4.1 Elevations
- A-4.2 Elevations
- A-5 Boat House
- S-2 Framing Plans
- S-2.1 Framing Plans
- S-3 Structural Details & Notes
- S-4 Structural Details & Notes



Flynn Designs
 8903 Jefferson Hwy
 River Ridge LA, 70123
 504.667.3837

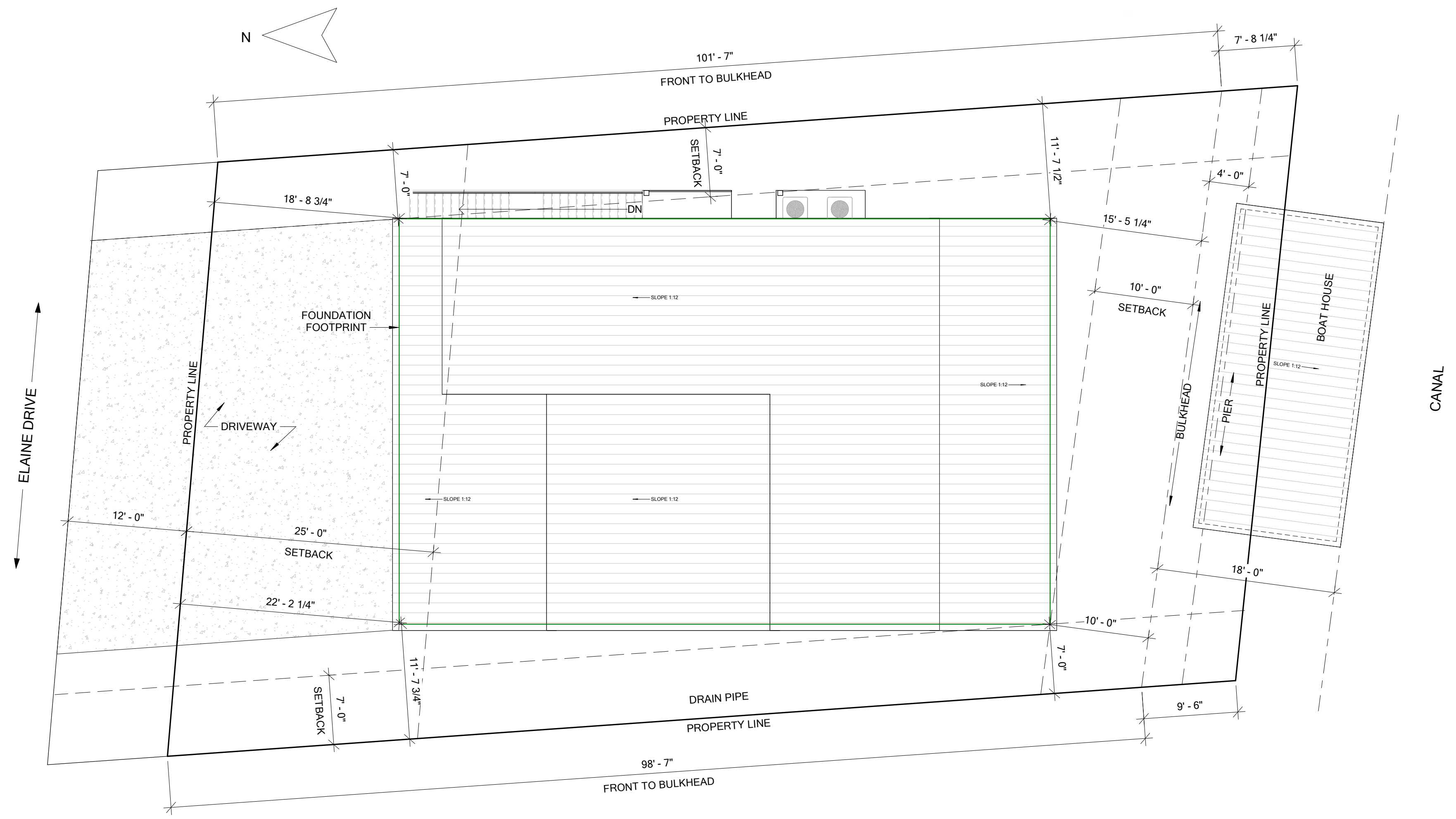
Architectural Symbols



NOTE:

- ALL DESIGN TO MEET IRC 2021.
- CONTRACTOR TO PROVIDE PRECUT BOARDS CUSTOM MADE TO FIT EACH WINDOW TO BE KEPT ON SITE AND ATTACHED DURING A WEATHER EVENT AS PER IRC 2021 SECTION R301.2.1.2.
- ALL DESIGN TO MEET A PRESCRIPTIVE ENERGY COMPLIANCE PATH PER IRC 2021, N1101-N1104.
- THESE DRAWINGS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND TO THE BEST OF KNOWLEDGE AND BELIEF THESE DRAWINGS COMPLY WITH THIS CODE. I WILL NOT SUPERVISE NOR INSPECT THIS WORK.

1 Site
 A-1 1/8" = 1'-0"



Brand Camp
 New Single Family Residence
 Elaine Drive - Lot #12

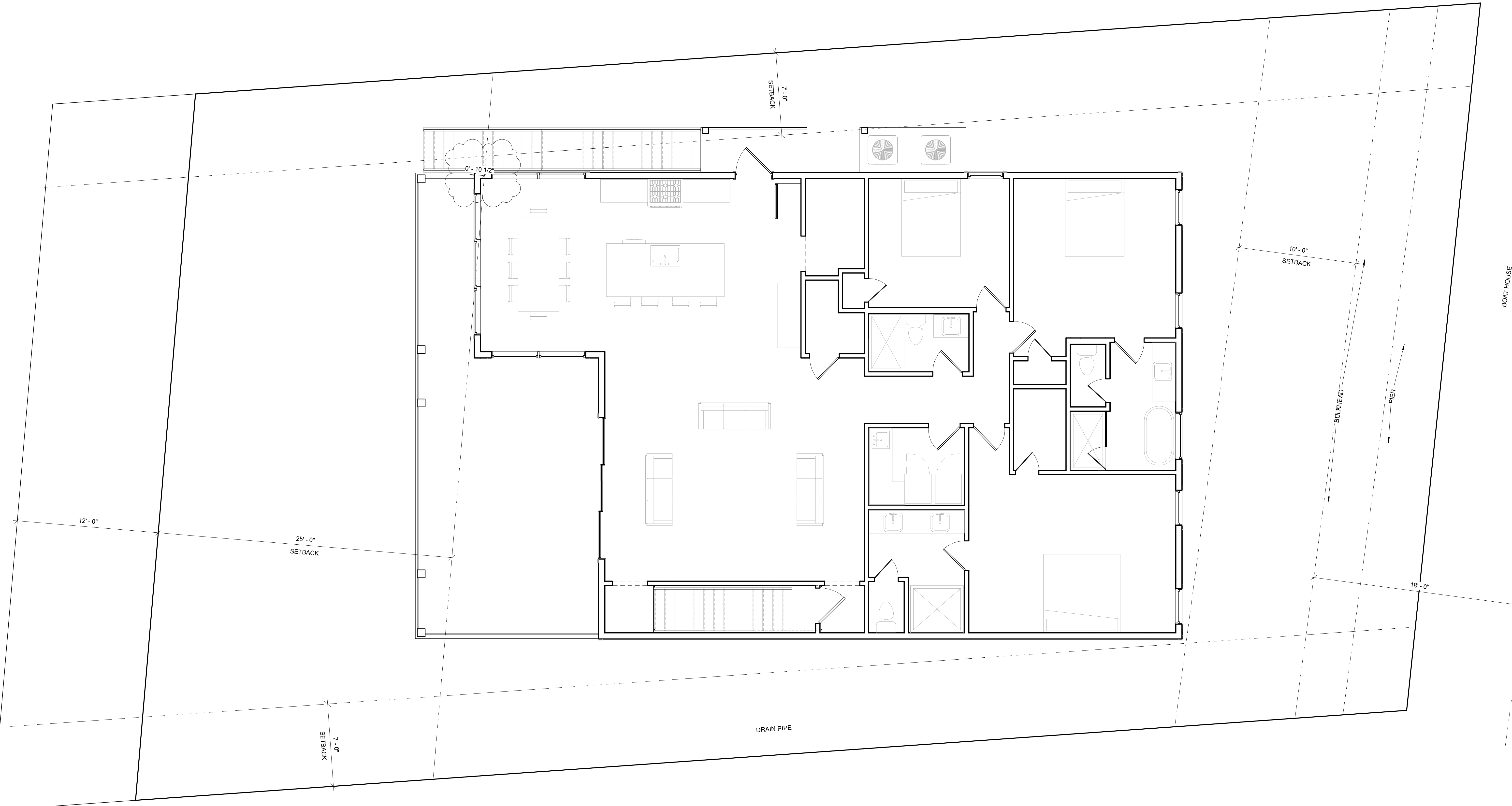
PROJECT NUMBER: F022088
 DATE: 12-4-2024
 DRAWN BY: RLB
 CHECKED BY: JEF

Title Sheet

SHEET:

A-1

Design



Flynn Designs
 8903 Jefferson Hwy
 River Ridge LA, 70123
 504.667.3837

Brand Camp
 New Single Family Residence
 Elaine Drive - Lot #12

PROJECT NUMBER: F022068
 DATE: 12.4.2024
 DRAWN BY: RLD
 CHECKED BY: JEF
 TITLE:

Floor Plans in Setback

SHEET:

A-2.3

Design

1 First Floor in Setback
 A-2.3 1/4" = 1'-0"

December 27, 2024

Jeremy Burke
Zoning Administrator
Bay St. Louis, MS

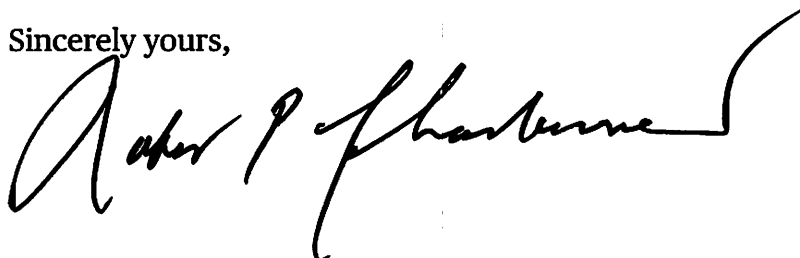
Re: 117 Elaine Drive Variance request

Dear Jeremy,

We own the home at 119 Elaine Drive.

I would like to state my support of the set back variance Aubrey & Michelle Brand are requesting for proposed home. It does not seem to have a negative visual impact on the neighborhood.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Robert P. Charbonneau". The signature is written in a cursive style with a large, sweeping flourish at the end.

December 27, 2024

Jeremy Burke
Zoning Administrator
Bay St. Louis, MS

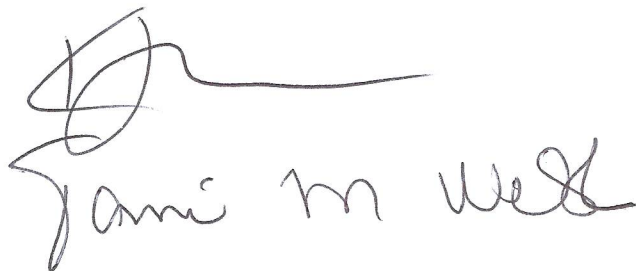
Re: 117 Elaine Drive Variance request

Dear Jeremy,

We own the home at 113 Elaine Drive.

I would like to state my support of the set back variance Aubrey & Michelle Brand are requesting for proposed home. It does not seem to have a negative visual impact on the neighborhood.

Sincerely yours,



Jamie M Wells

December 27, 2024

Jeremy Burke
Zoning Administrator
Bay St. Louis, MS

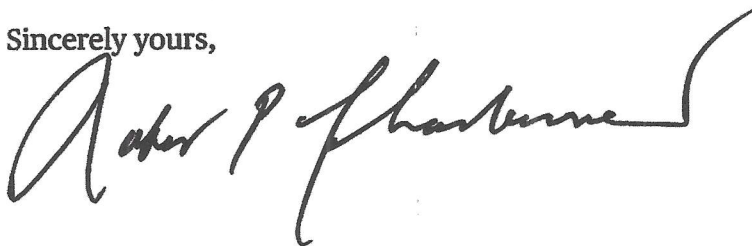
Re: 117 Elaine Drive Variance request

Dear Jeremy,

We own the home at 119 Elaine Drive.

I would like to state my support of the set back variance Aubrey & Michelle Brand are requesting for proposed home. It does not seem to have a negative visual impact on the neighborhood.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Robert P. Charbonneau". The signature is written in a cursive style with a long, sweeping tail that extends to the right.

December 27, 2024

Jeremy Burke
Zoning Administrator
Bay St. Louis, MS


Re: 117 Elaine Drive Variance request

Dear Jeremy,

We own the home at 122 Elaine Drive.

I would like to state my support of the set back variance Aubrey & Michelle Brand are requesting for proposed home. It does not seem to have a negative visual impact on the neighborhood.

Sincerely yours,



Finley L. WILLIFORD

December 27, 2024

Jeremy Burke
Zoning Administrator
Bay St. Louis, MS

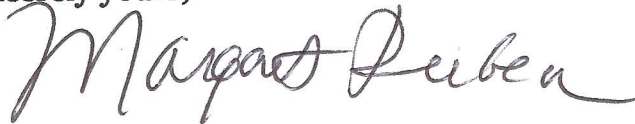
Re: 117 Elaine Drive Variance request

Dear Jeremy,

We own the home at 127 Elaine Drive.

I would like to state my support of the set back variance Aubrey & Michelle Brand are requesting for proposed home. It does not seem to have a negative visual impact on the neighborhood.

Sincerely yours,

A handwritten signature in cursive script that reads "Margaret Deiben".

December 27, 2024

Jeremy Burke
Zoning Administrator
Bay St. Louis, MS

Re: 117 Elaine Drive Variance request

Dear Jeremy,

We own the home at 130 Elaine Drive.

I would like to state my support of the set back variance Aubrey & Michelle Brand are requesting for proposed home. It does not seem to have a negative visual impact on the neighborhood.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Chris Dalt". The signature is written in black ink and is positioned below the "Sincerely yours," text.

December 27, 2024

Jeremy Burke
Zoning Administrator
Bay St. Louis, MS

Re: 117 Elaine Drive Variance request

Dear Jeremy,

We own the home at 132 Elaine Drive.

I would like to state my support of the set back variance Aubrey & Michelle Brand are requesting for proposed home. It does not seem to have a negative visual impact on the neighborhood.

Kay Wingate

Sincerely yours,

December 27, 2024

Jeremy Burke
Zoning Administrator
Bay St. Louis, MS

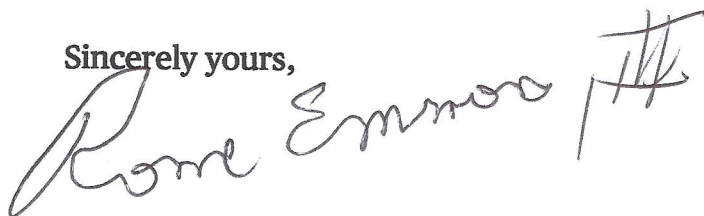
Re: 117 Elaine Drive Variance request

Dear Jeremy,

We own the home at 134 Elaine Drive.

I would like to state my support of the set back variance Aubrey & Michelle Brand are requesting for proposed home. It does not seem to have a negative visual impact on the neighborhood.

Sincerely yours,

Rome Emmons 

CITY OF BAY ST. LOUIS

SITE PLAN REVIEW APPLICATION

Name of Owner/Agent (Print): Agent: James Phillips , Bellamare Development

Address of Owner/Agent: Agent: 207 W. Jackson St, Ridgeland MS 39157

Phone Number(s): (601)955-7911

Tax Parcel Number (s): 137F-2-26-009.000

137F-2-26-010.000

(Parcel numbers are available from the Hancock County Tax Assessor at 228-467-4425)

General Location of Property Involved: Conrner of Bayou Gallere St and US-90
(Street Address if Applicable)

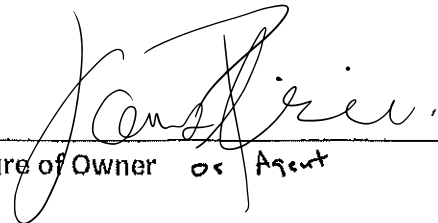
Corner of Washington St and US-90,

General Description of Request: C-3 Zoned Property, Convenience store and Filling Station with
attached Coffee shop to be constructed, ground up construction.

Required Attachments:

1. Copy of Deed
2. Proof of ownership or by agent authorized in writing by all of the owners to file such application.
3. An application and four (4) copies of submitted site plan.
4. Site Plan to include all requirements in Article XI, Site Plan Review.

Application fee of ~~\$100~~^{\$500}: \$500.00 Check


Signature of Owner or Agent

12-9-2024
Date