



November 12, 2025 Planning Commission Meeting Agenda

November 12, 2025 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

Minutes Approval

1. Motion to approve the minutes of October 15, 2025

Action Items

2. **CHINN** – Application for Variance to the Zoning Ordinance submitted by Daniel Chinn. The applicant has constructed a 9’6” fence. The applicant is requesting a variance of 3’6” to the fence height requirement, resulting in a 9’6” fence. The property is located at 402 State Street. Parcel 149E-0-29-262.000; Legal Description 555A, 556A & 479E 1ST WARD BAY ST. LOUIS. The property is zoned R-2 Residential Two Family District.
3. **MCGINNIS** – Application for special exception to the Zoning Ordinance submitted by Sherlyn Alcazar. The applicants are requesting a special exception to allow the construction of an RV Park on property zoned C-3 Highway Commercial. The property is located at 3220 Longfellow Road, Parcel 138H-0-46-019.000. Legal Description PT GUIDON TOULME CLAIM 46-8S-14W. The property is zoned C-3 Highway Commercial.
4. **WYATT** – Application for special exception to the Zoning Ordinance submitted by Timothy Wyatt. The applicants are requesting a special exception to allow the construction of an RV Park on property zoned WF-2 Waterfront District. The property is located at 2078 Lazy Lane, Parcel 136L-0-37-002.000. Legal Description: PT ELIHU CARVER CL. The property is zoned W-2 Waterfront District.
5. **MACPHAILLE** - Application for Major Site Plan Review for a condo development submitted by Jim Macphaille. The property is located at 209 and 291 Ulman Avenue and is identified on the Hancock County Land Rolls as Parcel 149F-0-29-056.000; ALL

18 & 19, & W. 10 OF 17 ULMAN SUB. Parcel 149F-0-29-038.001; PT 303 1ST WARD BSL. Parcel 149F-0-29-055.002; 149F-0-29-055.001; PT LOT 16 & 17 ULMAN SUB. The property is zoned C-2, Neighborhood Commercial District and R-2 Two-Family District.

Adjourn

6. Motion to adjourn the meeting November 12, 2025.



Planning Commission Meeting Minutes

October 15, 2025 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

ABSENT

- Commissioner MJ Krankey
- Commissioner Jimmy Osbourn

Minutes Approval

1. Motion to approve the minutes of September 10, 2025.

Motion made by Commissioner Breland, Seconded by Commissioner Agee.

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

Voting Abstaining: Chairman Doescher

APPROVED

Action Items

2. **LIUZZA** – Application for variance to the zoning ordinance submitted by Juliet Liuzza.

The applicant is requesting to reconfigure one existing parcel into two separate parcels of land. Both proposed parcels will not meet the required minimum lot area or lot width for the R-2 Two-Family Zoning District. Parcel A needs a variance of 1,463 sq. ft. resulting in a total of 9,037 sq. ft. to the lot area, and a variance of 15.5' resulting in a total 59.5' to the minimum lot width. Parcel B needs a variance of 1,765 sq.ft. resulting in a total of 8,735 sq. ft. to the lot area and a variance of 15.5' resulting in a total of 59.5' to the total lot width. The property is located at 211 St. Francis Street. Parcel 149E-0-29-395.000; 115 2nd Ward Bay St. Louis. The property is zoned R-2 Two-Family District.

Juliet Liuzza spoke representing the application.

Motion made by Commissioner Breland, Seconded by Commissioner Romano.

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

Commissioner Agee

Voting Nay: Commissioner Brown

APPROVED

- 3. **KNOLL** – Application for variance to the Zoning Ordinance submitted by Laura Knoll. The applicant wants to construct a pole barn. The applicant is requesting a variance of 114%, resulting in an accessory structure that is 164% size of the primary dwelling. The property is located at 325 Daffodil Street; Parcel 138A-0-46-218.001; 17-19 BLK 20 UN 3 SHORELINE ESTATES S/D. The property is zoned R-1 Single Family District.

Laura Knoll spoke representing the application.

Motion made by Commissioner Agee, Seconded by Commissioner Romano.

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

APPROVED

- 4. **SALES** – Application for special exception to the Zoning Ordinance submitted by Kennon Sales. The applicant is requesting a special exception to construct a boat storage facility on property zoned C-3 Highway Commercial. The property is located on the 3300 block of Longfellow Drive. Parcel 138G-0-46-163.000, PT GUIDON TOULME CL 46-8-14. The property is zoning C-3 Highway Commercial.

Anthony Kennon spoke regarding the application.

Motion made by Commissioner Brown, Seconded by Commissioner Agee.

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

APPROVED

- 5. **BONNER** – Application for Special Exception to the Zoning Ordinance submitted by Charles Bonner. The applicant is requesting a Special Exception to construct an accessory dwelling in the rear yard of a parcel over 15,000 sq ft. The property is located at 703 Hancock Street. Parcel 149N-0-30-052.001; PT6 & PT8 FOURTH WARD BAY ST LOUIS. The property is zoned R-1 Single Family Zoning District.

5:49pm Commissioner Doescher recused herself from the vote.

Mrs. Bonner spoke representing the application.

Motion made by Commissioner Agee, Seconded by Commissioner Romano.

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

Away: Doescher

5:54pm Commissioner Doescher returned.

APPROVED

6. **BOUDIN** – Application for special exception to the Zoning Ordinance submitted by Robert J. Boudin Jr. The applicant is requesting a special exception to construct a boat storage facility on property zoned C-3 Highway Commercial. The property is located on the 9700 block of Highway 603. Parcel 138G-0-46-161.000. Legal Description PT GUIDON TOULME CL 30 & 34 N OF HW, The property is zoned C-3 Highway Commercial.

Joey Boudin spoke representing the application.

Dwayne spoke in favor of the application.

Motion made by Commissioner Breland, Seconded by Commissioner Agee.

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

Voting Nay: Commissioner Brown

APPROVED

7. **STIEFFEL & LIOKIS** – Application for sketch plat and final plat approval submitted by Matt Stieffel and Louie Liokis for a proposed reconfiguration of 5 parcels into 4 parcels located along the 400 Block of Labat Street, 400 Block of Sycamore Street, and 500 Block of St. Francis Street. The new reconfiguration of the parcel received a variance for the wider size in May 2025. Parcels 149M-1-30-126.001; 186 & E 18.6 OF 187 3RD WARD BAY ST LOUIS, 137J-0-44-057.000; 100D 3RD WARD BAY ST LOUIS, 137J-0-44-053.000; 100C, 108, 109B, 110, 111 3RD WARD BAY ST LOUIS, and 137J-0-44-056.000; 109A 3RD WARD BAY ST LOUIS. 149M-1-30-094.000; 95B & 94B THIRD WARDBAY ST LOUIS. The property is zoned R-1 Single-Family District.

Motion made by Commissioner Romano, Seconded by Commissioner Brown.

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

APPROVED

8. **L&H HOLDINGS, LLC** – Application for variance to the subdivision regulations submitted by L&H Holdings, LLC for a proposed replat of one existing parcel into two separate parcels located at 717 N 2nd Street. Both proposed parcels will meet the minimum lot width and minimum lot square footage requirements of the Bay St. Louis Zoning Ordinance. However, one of the newly created parcels will not have direct frontage on a dedicated public street and will instead be accessed via a recorded easement providing sufficient ingress/egress. A variance is requested to Subdivision Regulation Section 314.4, which requires every lot to abut a dedicated street for at least the minimum width of the lot at the building setback line. The easement will serve as the only access to the lot. Parcel 149C-0-20-074.000; PT 174B, 174C, 174D FIRST WARD BAY ST. LOUIS. The property is zoned R-3 Multi-Family Residential District.

6:02pm Commissioner Doescher recused herself for the vote.

Casey Hightower spoke representing a neighbor in opposition.

Laura Comiskey Broders, Mayland Chamberlain, James Bueller spoke in opposition.

Motion to deny the application.

Motion made by Commissioner Romano, Seconded by Commissioner Agee.

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

Away: Chairman Doescher

6:37pm Commissioner Doescher returned.

APPROVED

- 9. **CORONA** – Application for Minor Site Plan Review for the construction of an office and multi-family dwelling submitted by Pablo Corona. The property in question is located at 9045 McLaurin Street and is identified on the Hancock County Land Rolls as Parcel No. 138J-1-34-006.000: Legal Description LOT 24 BLK 2 MELVIN OTT SUBD. The property is zoned C-3 Highway Commercial District.

Pablo Corona spoke representing the application.

Motion made by Commissioner Agee, Seconded by Commissioner Romano.

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

APPROVED

- 10. **507 ON MAIN LLC** – Application for Variance to the Zoning Ordinance submitted by Andrew Harwell on behalf of 507 ON MAIN, LLC. The applicant is proposing the development of a condominium project on the property. The applicant is requesting a variance to Section 802.3 to allow a total number of 22 parking spaces instead of the required 23 spaces for the 10 total dwelling units that will be on the parcel. The applicant is requesting to be allowed 9' by 18' parking spaces to the required parking space size of 10' by 20' for the project. The applicant is also requesting a variance to Section 802.3 to allow a landscape perimeter of 5' landscape with an opaque fence as opposed to the required 10' landscape buffer. Additionally, the applicant is requesting a variance to allow a condominium dwelling unit at a size of 648 square feet, which is below the minimum required 750 square feet dwelling requirement. The property is located at 507 Main Street. Parcel: 1ST WARD PT 568 BAY ST. LOUIS. The property is zoned C-2, Neighborhood Commercial District.

Andrew Harwell and Ty Benson spoke representing the application.

Motion to approve a variance of 5' to the landscape perimeter

Motion made by Commissioner Breland, Seconded by Commissioner Romano.

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

Voting Nay: Commissioner Brown

Motion to approve a variance for a reduction of one parking space to allow for the 10x20' parking spaces.

Motion made by Commissioner Romano, Seconded by Commissioner Breland.
Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano,
Commissioner Agee, Commissioner Brown

Motion to deny the variance for 9x18 parking spots for all units.

Motion made by Commissioner Breland, Seconded by Commissioner Romano.
Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano,
Commissioner Agee, Commissioner Brown

Motion to deny the variance to allow 648sf dwelling units

Motion made by Commissioner Brown,
Motion failed for lack of Second.

Motion to approve the variance to allow 648sf dwelling units

Motion made by Commissioner Romano, Seconded by Commissioner Breland.
Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano,
Commissioner Agee,
Voting Nay: Commissioner Brown

- 11. **507 ON MAIN, LLC** – Application for Major Site Plan Review for a condo submitted by Andrew Harwell on behalf of 507 on Main LLC. The property in question is located at 507 Main Street and is identified on the Hancock County Land Rolls with the legal description 1ST WARD PT 568 BAY ST LOUIS. The property is zoned C-2, Neighborhood Commercial District.

Motion made by Commissioner Breland, Seconded by Commissioner Romano.
Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano,
Commissioner Agee, Commissioner Brown

APPROVED

Adjourn

- 12. Motion to adjourn the meeting of October 15, 2025.

Motion made by Commissioner Agee, Seconded by Commissioner Romano.
Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano,
Commissioner Agee, Commissioner Brown

APPROVED

Amy Doescher, Chairman Date

Caitlin Bourgeois, Secretary Date

TO: Planning and Zoning Board
City of Bay St. Louis

RE: Parcel 149E-0-29-262.000
402 State Street
Legal Description: 555A, 556A & 479E 1ST WARD BAY ST. LOUIS

HEARING DATE: November 12, 2025

I have reviewed Daniel Chinn's application for a Variance to the Zoning Ordinance. The property is located at 402 State Street, in the R-2 Residential Two Family District, which permits fences up to 6 feet in height.

The applicant has constructed a 9-foot 6-inch fence and is now seeking a variance of 3 feet 6 inches to retain the existing fence.

Fence Height:

Allowed: 6'

Proposed: 9'6"

Variance Requested: 3'6"

The administration recommends denial of the variance.

- The fence had already been constructed before receiving approval.
- The City of Bay St. Louis typically does not support variances for fence heights exceeding the established zoning limits.

If I can be of any further assistance in this matter, please feel free to call my office at 228-466-5516.

Sincerely,

Jeremy L. Burke

Zoning Administrator











TO: Planning and Zoning Board
City of Bay St. Louis

RE: 3220 Longfellow Road
Parcel No. 138H-0-46-019.000
PT Guidon Toulme Claim 46-8S-14W

DATE: November 12, 2025

I have reviewed the application for Special Exception to the Zoning Ordinance submitted by Sherlyn Alcazar. The property in question is located at 3220 Longfellow Road. The property is zoned C-3, Highway Commercial District.

The applicant is requesting a special exception to allow the construction of a recreational vehicle (RV) park on this parcel of land.

If the Special Exception is granted, the applicant will be required to go through the process of Site Plan Review.

The administration recommends denial of the Special Exception

- Location is not ideal for RV Park

If I can be of any further assistance in this matter, please feel free to call my office.

Jeremy L. Burke
Zoning Administrator

Subject: Authorization for Ms. Sherlyn Alcazar to Present Plans – 322 Longfellow Road

Dear Jeremy Burke,

10/2/2025 | 12:20 PM PDT

We, the owners of the property located at **3220 Longfellow Road, Bay St. Louis, Mississippi**, Parcel Number **138H-0-46-019.000**, hereby grant permission to **Ms. Sherlyn Alcazar** to represent herself before the Board of Zoning and the Bay St. Louis City Council.

This authorization allows Ms. Alcazar to present her proposed plans for the property to the City for review and acceptance. We respectfully request that she be permitted to appear before the appropriate boards and council in order to move this process forward.

Thank you for your time and consideration. Please let us know if you require any additional documentation to formalize this request.

Sincerely,

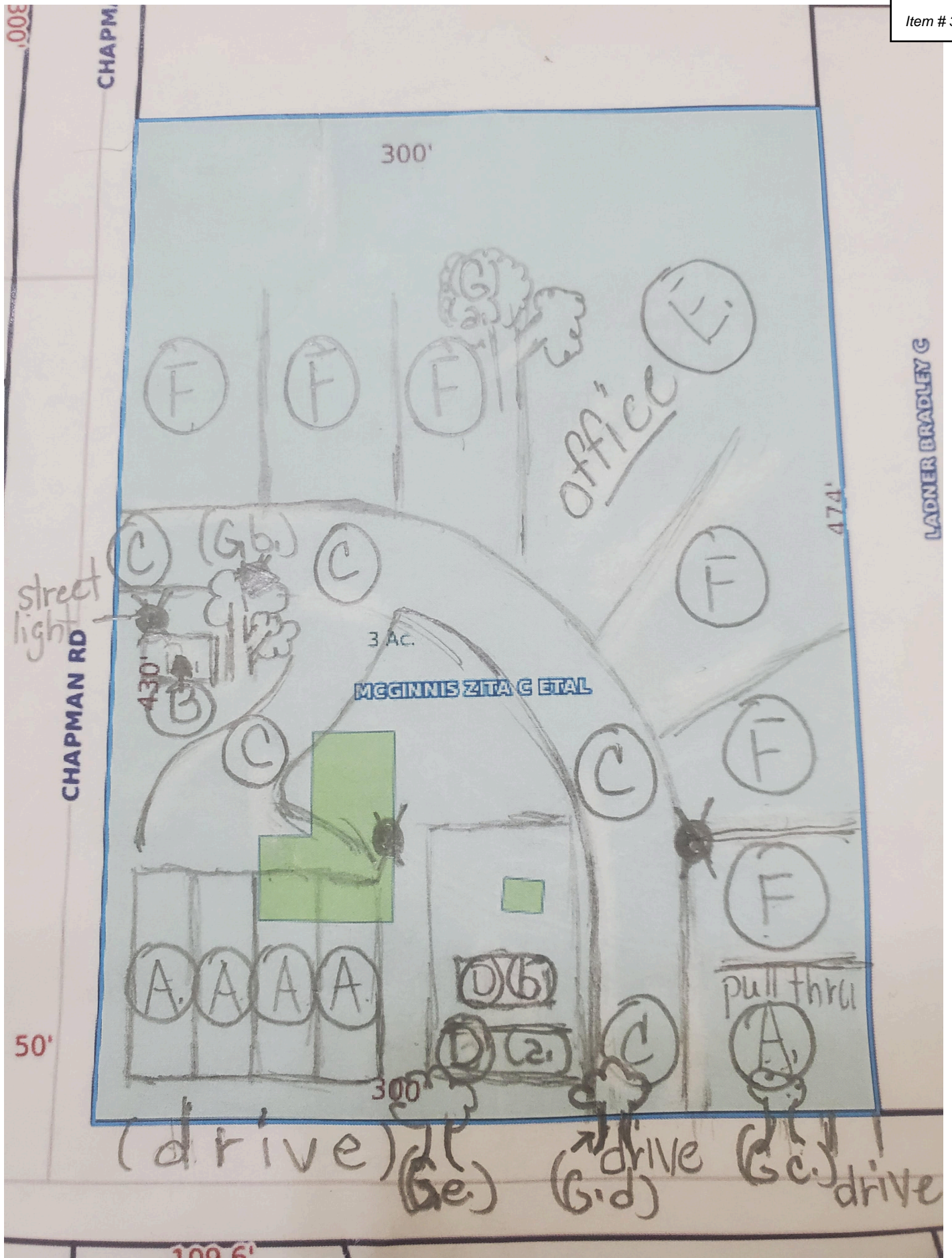
Signed by:
Zita McGinnis
DC59E033750841D...
Zita McGinnis

DocuSigned by:
Jack Lars McGinnis
675FD260ADE1401...
Jack Lars McGinnis

8020 Hwy 11 Carriere, MS 39426

RV Park Plans - guide for detailed plans

- A.) 5 pull through sites - 35' w x 60' l or deep
- B.) (a.) bathrooms - 1 male, 1 female - 2 toilets, 1 shower & sink each
- (b.) laundry room - 2 washers, 2 dryers, 1 industrial large load washer (for comforters & blankets etc.)
- (c.) paved 30 ft. wide road throughout property (1 industrial dryer)
- D.) (a.) outside kitchen
- (b.) hot tub (approx. 12 seats)
- E.) office site
- F.) 6 back in rv sites - 30' w x 50' l or deep
- G.) lights throughout site (safety) ^{for}
- H.) trees on site to be kept
 - (a.) oak
 - (b.) maple
 - (c.) oak
 - (d.) oak
 - (e.) oak



TO: Planning and Zoning Board
City of Bay St. Louis

RE: 2078 Lazy Lane
Parcel No. 136L-0-37-002.000
PT Elihu Carver Cl.

DATE: November 12, 2025

I have reviewed the application for Special Exception to the Zoning Ordinance submitted by Timothy Wyatt. The property in question is located at 2078 Lazy Lane. The property is zoned W-2, Waterfront District.

The applicant is requesting a special exception to allow the construction of a recreational vehicle (RV) park on this parcel of land.

If the Special Exception is granted, the applicant will be required to go through the process of Site Plan Review.

The administration recommends denial of the Special Exception.

- To access this property, the RVs and camp will have to use Common Street and Wolfe Street, which were not made for RVs
- Would have to go down the residential road to access the RV Park

If I can be of any further assistance in this matter, please feel free to call my office.

Jeremy L. Burke
Zoning Administrator

TO: Planning and Zoning Commission
City of Bay St. Louis

RE: 209 & 291 Ulman Avenue
Parcel 149F-0-29-056.000; ALL 18 & 19, & W. 10 OF 17 ULMAN SUB.
Parcel 149F-0-29-038.001; PT 303 1ST WARD BSL.
Parcel 149F-0-29-055.002; 149F-0-29-055.001; PT LOT 16 & 17 ULMAN SUB.

HEARING DATE: November 12, 2025

An application for Major Site Plan Review has been submitted by **Jim Macphaille** for the construction of a condominium development. The property is located at 209 and 291 Ulman Avenue and is zoned **C-2 Neighborhood Commercial District** and **R-2 Two-Family District**.

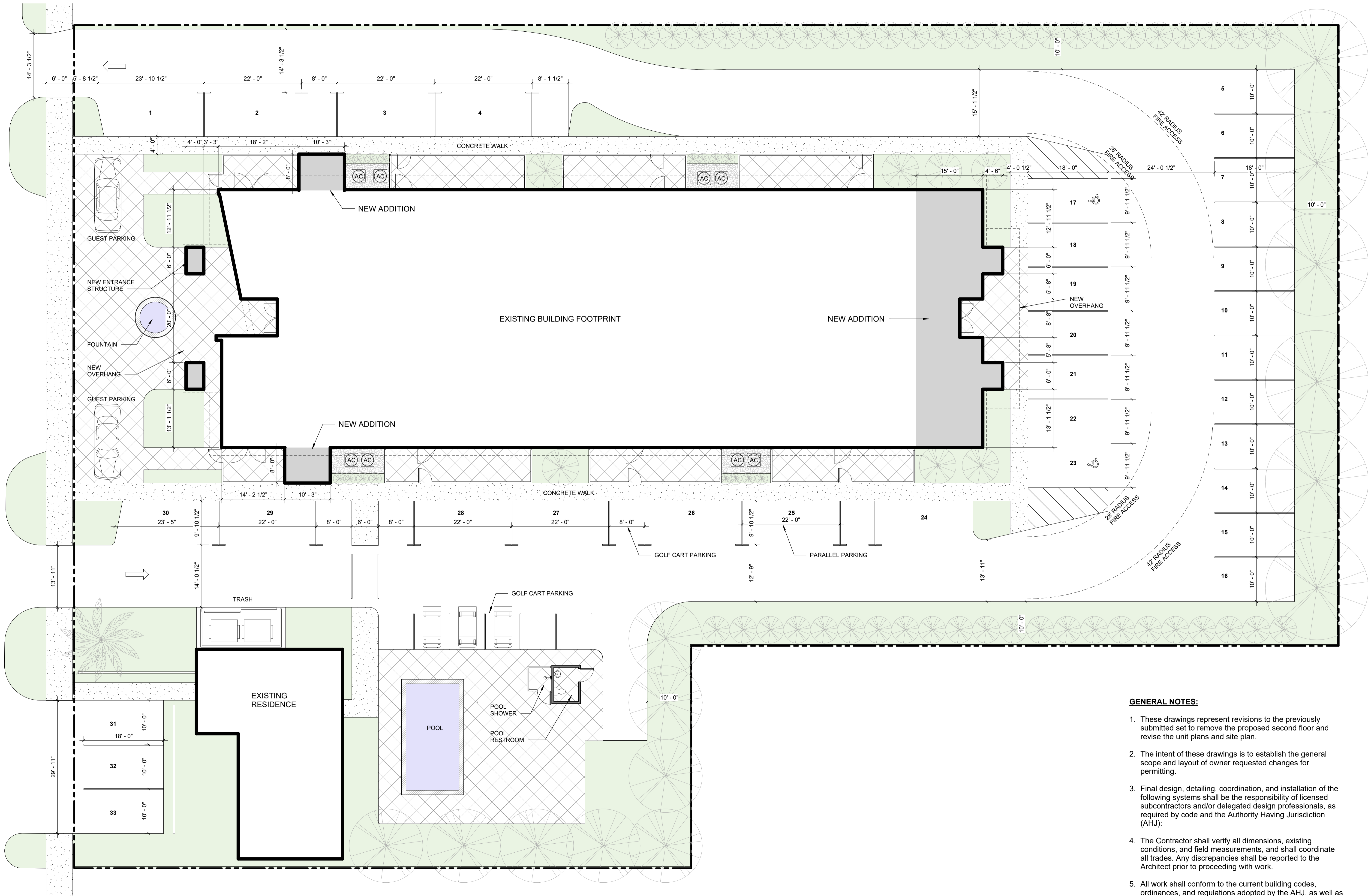
The applicant is requesting approval of the Major Site Plan for the proposed development on the above-referenced parcels.

The administration recommends **approval** of the Major Site Plan Review.

If I can be of any further assistance in this matter, please feel free to contact my office at (228) 466-5516.

Jeremy L. Burke
Zoning Administrator

ULMAN AVE



ULMAN LOFTS MULTI-FAMILY RESIDENTIAL

291 ULMAN AVENUE
BAY ST. LOUIS, MS 39520

AA2514



10/01/25
PERMIT DRAWINGS

Drawn by: JD
Checked by:

GENERAL NOTES:

1. These drawings represent revisions to the previously submitted set to remove the proposed second floor and revise the unit plans and site plan.
2. The intent of these drawings is to establish the general scope and layout of owner requested changes for permitting.
3. Final design, detailing, coordination, and installation of the following systems shall be the responsibility of licensed subcontractors and/or delegated design professionals, as required by code and the Authority Having Jurisdiction (AHJ):
4. The Contractor shall verify all dimensions, existing conditions, and field measurements, and shall coordinate all trades. Any discrepancies shall be reported to the Architect prior to proceeding with work.
5. All work shall conform to the current building codes, ordinances, and regulations adopted by the AHJ, as well as applicable industry standards.

A0.1

SITE PLAN

1 SITE PLAN
A0.1
1" = 10'-0"



1 LEVEL 1 FLOOR PLAN
A1.1 1/8" = 1'-0"

ULMAN LOFTS MULTI-FAMILY RESIDENTIAL

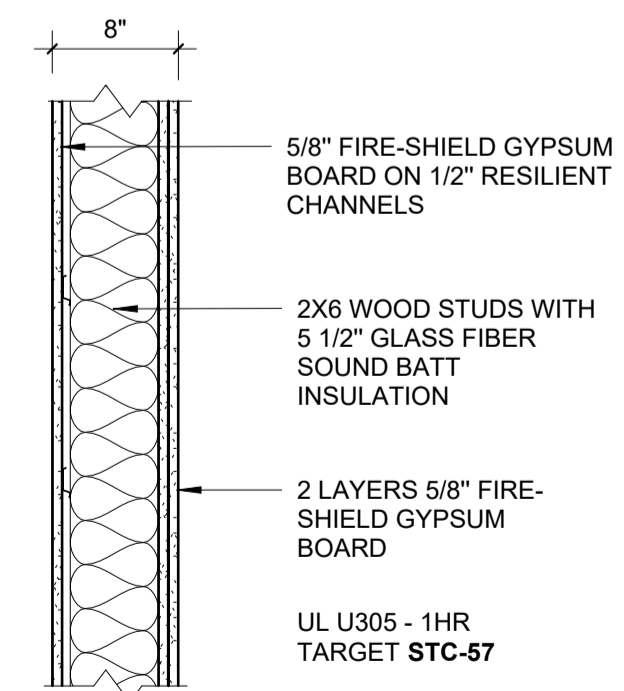
291 ULMAN AVENUE
BAY ST. LOUIS, MS 39520

AA2514



10/01/25
PERMIT DRAWINGS

Drawn by: JD
Checked by:



UNIT DEMISING WALLS, STC 57

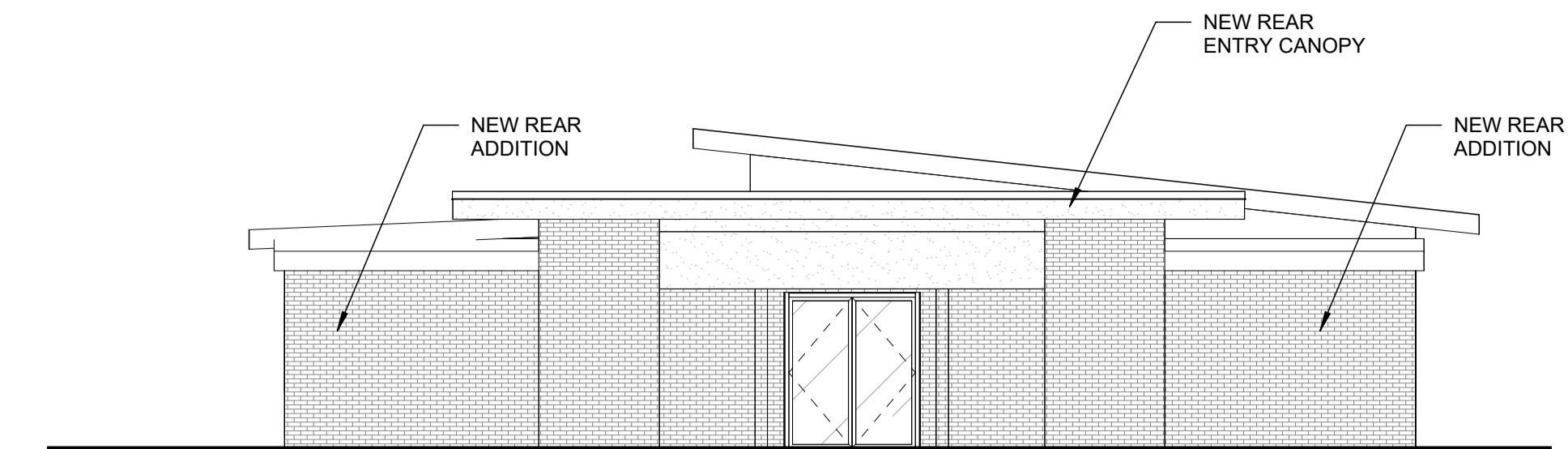
2 WALL TYPES
A1.1 1" = 1'-0"

GENERAL NOTES:

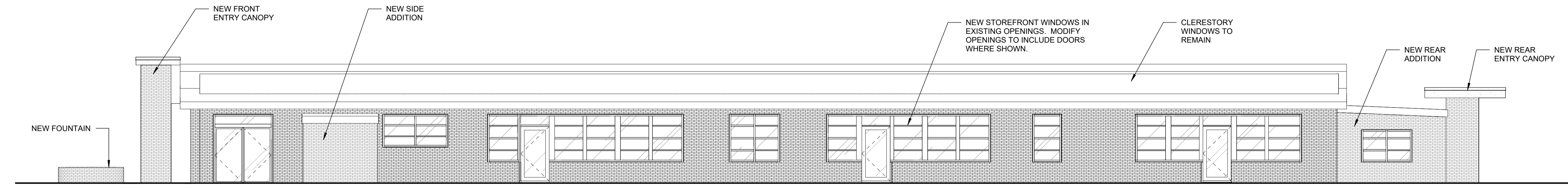
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- The Contractor shall verify all dimensions, existing conditions, and field measurements, and shall coordinate all trades. Any discrepancies shall be reported to the Architect prior to proceeding with work.
- All work shall conform to the current building codes, ordinances, and regulations adopted by the AHJ, as well as applicable industry standards.

A1.1

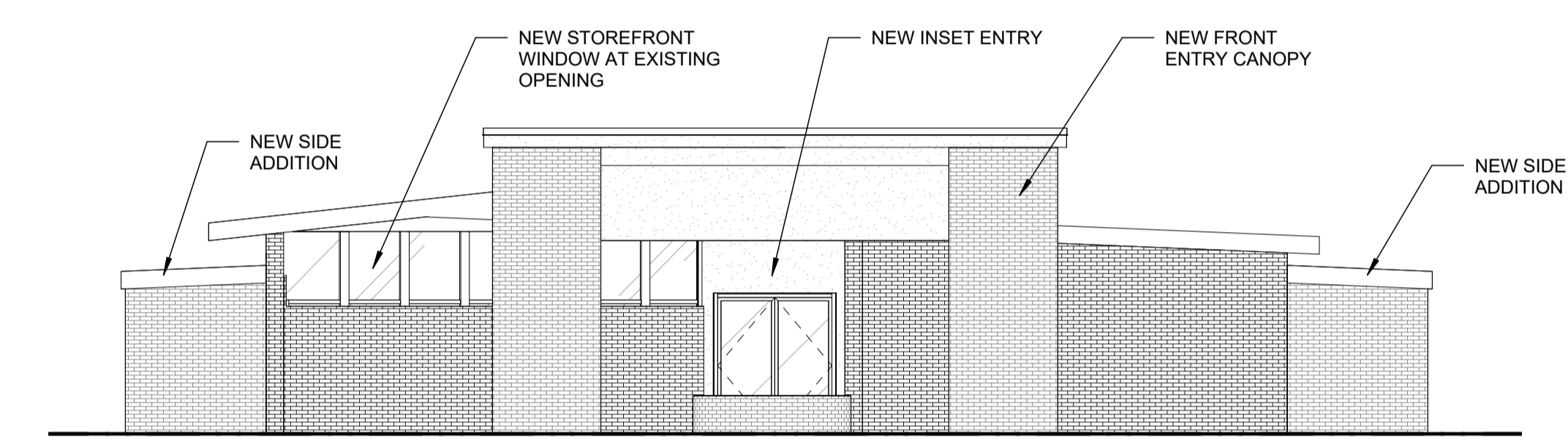
LEVEL 1 FLOOR PLANS



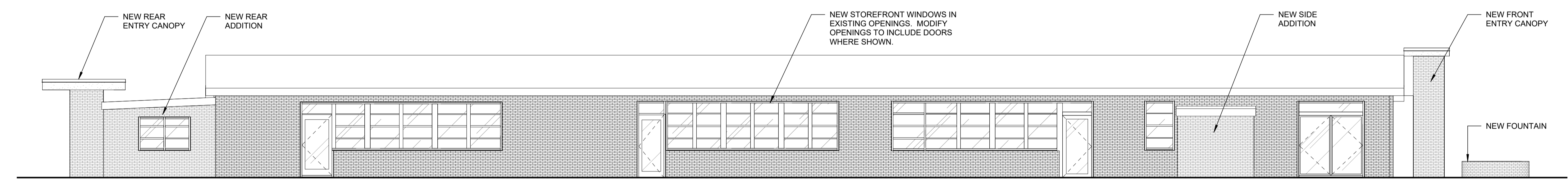
2 NORTH ELEVATION
A4.1 1/8" = 1'-0"



3 EAST ELEVATION
A4.1 1/8" = 1'-0"



1 SOUTH ELEVATION
A4.1 1/8" = 1'-0"



4 WEST ELEVATION
A4.1 1/8" = 1'-0"

ULMAN LOFTS MULTI-FAMILY RESIDENTIAL

291 ULMAN AVENUE
BAY ST. LOUIS, MS 39520

AA2514



10/01/25
PERMIT DRAWINGS

Drawn by: JD
Checked by:

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4. The Contractor shall verify all dimensions, existing conditions, and field measurements, and shall coordinate all trades. Any discrepancies shall be reported to the Architect prior to proceeding with work.
5. All work shall conform to the current building codes, ordinances, and regulations adopted by the AHJ, as well as applicable industry standards.

A4.1

EXTERIOR ELEVATIONS