



January 14, 2026 Planning Commission Meeting Agenda

January 14, 2026 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

1. Motion to elect as Chairman of the board.

Minutes Approval

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

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.
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.
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.

Adjourn

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



Planning Commission Meeting Minutes

November 12, 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

ABSENT

- Commissioner Clark Breland
- Commissioner MJ Krankey
- Commissioner Jimmy Osbourn

Minutes Approval

1. Motion to approve the minutes of October 15, 2025
 Motion made by Commissioner Romano, Seconded by Chairman Doescher.
 Voting Yea: Chairman Doescher, Commissioner Romano, Commissioner Agee,
 Commissioner Brown

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.
 Daniel Chinn spoke representing the application.
 Commissioner Doescher read aloud 2 letters of support.
 Motion to deny
 Motion made by Commissioner Agee, Seconded by Commissioner Brown.
 Voting Yea: Chairman Doescher, Commissioner Romano, Commissioner Agee,
 Commissioner Brown

APPROVED

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.

Sherlyn Alcazar spoke representing the application

Sheila spoke in favor of the application

Motion to deny the application

Motion made by Commissioner Brown, Seconded by Commissioner Romano.

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

APPROVED

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.

Margaret Wyatt spoke representing the application

Andy Idom, Roger Erickson, Brian Hadaway, Deborah Hadaway, Robert Cook, George Rohr, Bobby Leaber and Anita Warner spoke in opposition

Motion to deny the application

Motion made by Commissioner Brown, Seconded by Commissioner Romano.

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

APPROVED

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.

Motion made by Commissioner Agee, Seconded by Commissioner Romano.

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

APPROVED

Adjourn

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

Motion made by Commissioner Romano, Seconded by Commissioner Brown.

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

Amy Doescher, Chairman Date

Caitlin Bourgeois, Secretary Date

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

RE: 104 Washington Street
Parcel 149P-0-30-018.001
PT 334A & 334B 3RD WARD B S L

HEARING DATE: January 14, 2026

An application for a Variance to the Zoning Ordinance submitted by Joseph and Lillian Miceli for their parcel located at 104 Washington Street, in the R-1, Single Family District. The applicants want to construct a dwelling and would like a front yard variance that would position their dwelling 12' from the front property line.

The applicants are requesting a front setback variance.

Front Yard Setback:

Required: 25'

Proposed Distance of Front Yard: 12'

Variance Request: 13

The administration recommends **denial** of the variance.

- The position of the house would obstruct the sight line of vehicles backing onto Washington Street from the dwelling at the corner of Beach Blvd and Washington.
- The dwelling would look out of place being that close to the street
- No hardship
- Opposite of neighboring property owners
- No variance should be given

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

Jeremy L. Burke
Zoning Administrator

October 30, 2025

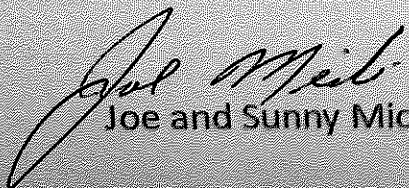
Honorable Planning and Zoning Commission,

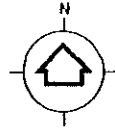
Please consider our request for a variance to the front set back which will allow us to build our home within the Flood Zone requirements. The rising cost of flood insurance would become a hardship to anyone wishing to build in the area.

Our plan is to provide a front elevation that will be advantageous to the neighborhood and property values. Please note that there are several homes on the street on both sides that have set backs within the setback we are requesting.

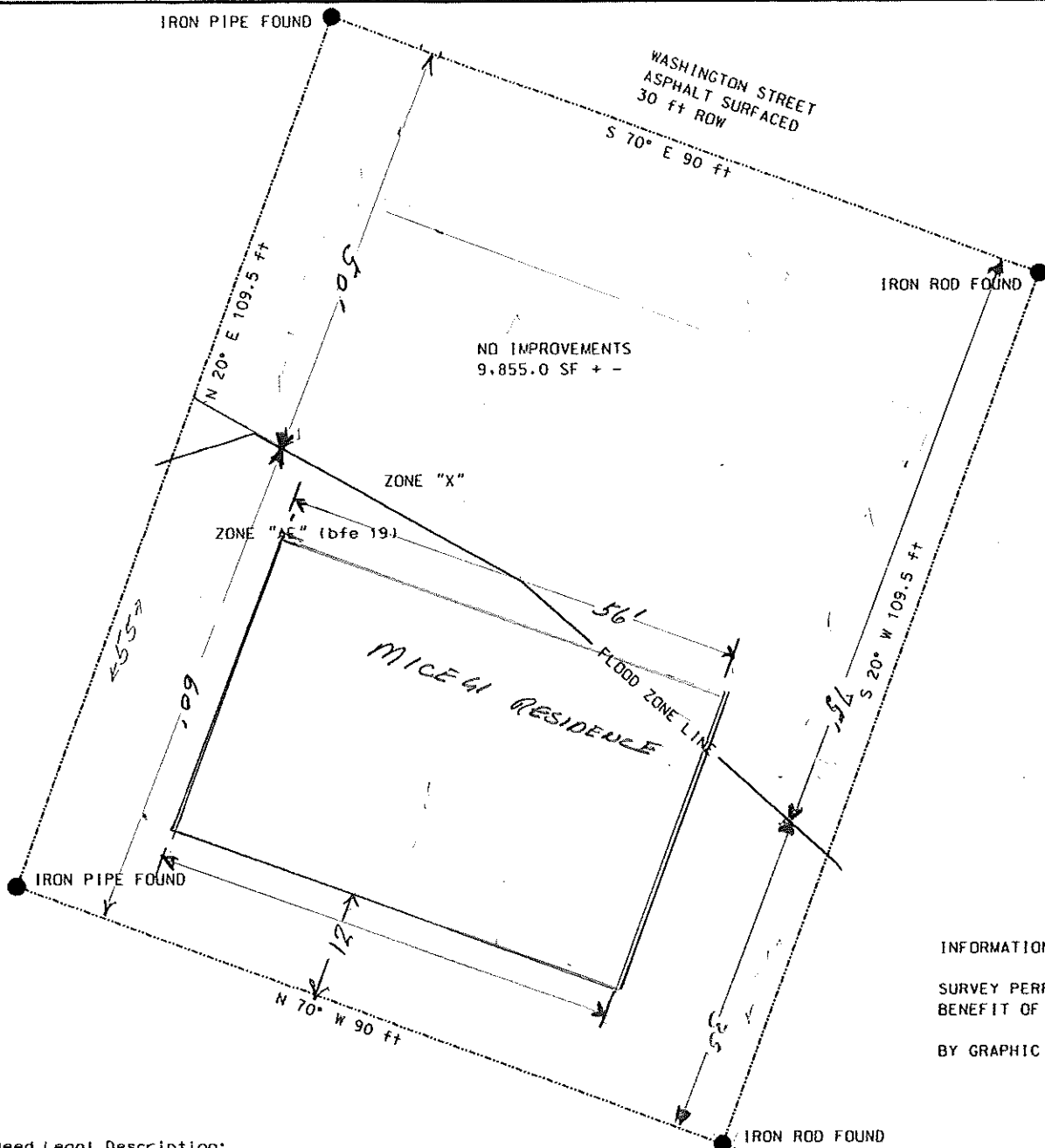
Your consideration is greatly appreciated,

Respectfully,


Joe and Sunny Miceli



SCALE: 1" = 20'
 CLASS "C" SURVEY
 REFERENCE BEARING -
 NORTH PROPERTY LINE
 AS PER DEED



INFORMATION PROVIDED BY CLIENT
 SURVEY PERFORMED WITHOUT
 BENEFIT OF CURRENT TITLE EXAM
 BY GRAPHIC PLOTTING ONLY

Deed Legal Description:

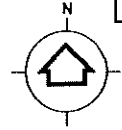
That certain piece or parcel of land being a part of Lot 334, Third Ward, City of Bay St. Louis, Hancock County, MS, being otherwise and more particularly described as follows, to-wit:
 Commencing at a point where the line between Lots 333 and 334 intersects the South line of Washington Street; Third Ward, Bay St. Louis, Mississippi, as per the official plat of said Third Ward made by E.S.Drake, CE, dated May 1, 1923, and on file in the Office of the Chancery Clerk of Hancock County, Mississippi; thence South 70 degrees East 50 feet to an iron pipe as a Place of Beginning;
 thence South 70 degrees East 50 feet to an angle iron; thence South 20 degrees West 109.5 feet to an iron pipe; thence North 70 degrees West 50 feet; thence North 20 degrees East 108.5 feet, more or less, to the South line of Washington Street and the Place of Beginning.
 AND ALSO:
 The East 40 feet of the West 50 feet of Lot 334, Third Ward, City of Bay St. Louis, Hancock County, Mississippi, as per the official plat of said Third Ward made by E. S. Drake, CE, dated May 1, 1923, and on file in the Office of the Chancery Clerk of Hancock County, MS.

REFERENCE - 2022-14578

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DESCRIPTION:

104 WASHINGTON STREET, BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI.



SCALE: 1" = 20'

CLASS "C" SURVEY

REFERENCE BEARING - NORTH PROPERTY LINE AS PER DEED

NO IMPROVEMENTS
9.855.0 SF + -

ZONE "X"

ZONE "AE" (bfe 19)

FLOOD ZONE LINE

INFORMATION PROVIDED BY CLIENT

SURVEY PERFORMED WITHOUT
BENEFIT OF CURRENT TITLE EXAM

BY GRAPHIC PLOTTING ONLY

Deed Legal Description:

That certain piece or parcel of land being a part of Lot 334, Third Ward, City of Bay St. Louis, Hancock County, MS, being otherwise and more particularly described as follows, to-wit:
Commencing at a point where the line between Lots 333 and 334 intersects the South line of Washington Street; Third Ward, Bay St. Louis, Mississippi, as per the official plat of said Third Ward made by E.S.Drake, CE, dated May 1, 1923, and on file in the Office of the Chancery Clerk of Hancock County, Mississippi; thence South 70 degrees East 50 feet to an iron pipe as a Place of Beginning;
thence South 70 degrees East 50 feet to an angle iron; thence South 20 degrees West 109.5 feet to an iron pipe; thence North 70 degrees West 50 feet ; thence North 20 degrees East 108.5 feet, more or less, to the South line of Washington Street and the Place of Beginning.

AND ALSO:

The East 40 feet of the West 50 feet of Lot 334, Third Ward, City of Bay St. Louis, Hancock County, Mississippi, as per the official plat of said Third Ward made by E. S. Drake, CE, dated May 1, 1923, and on file in the Office of the Chancery Clerk of Hancock County, MS.

REFERENCE - 2022-14578

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DESCRIPTION:

104 WASHINGTON STREET, BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI.



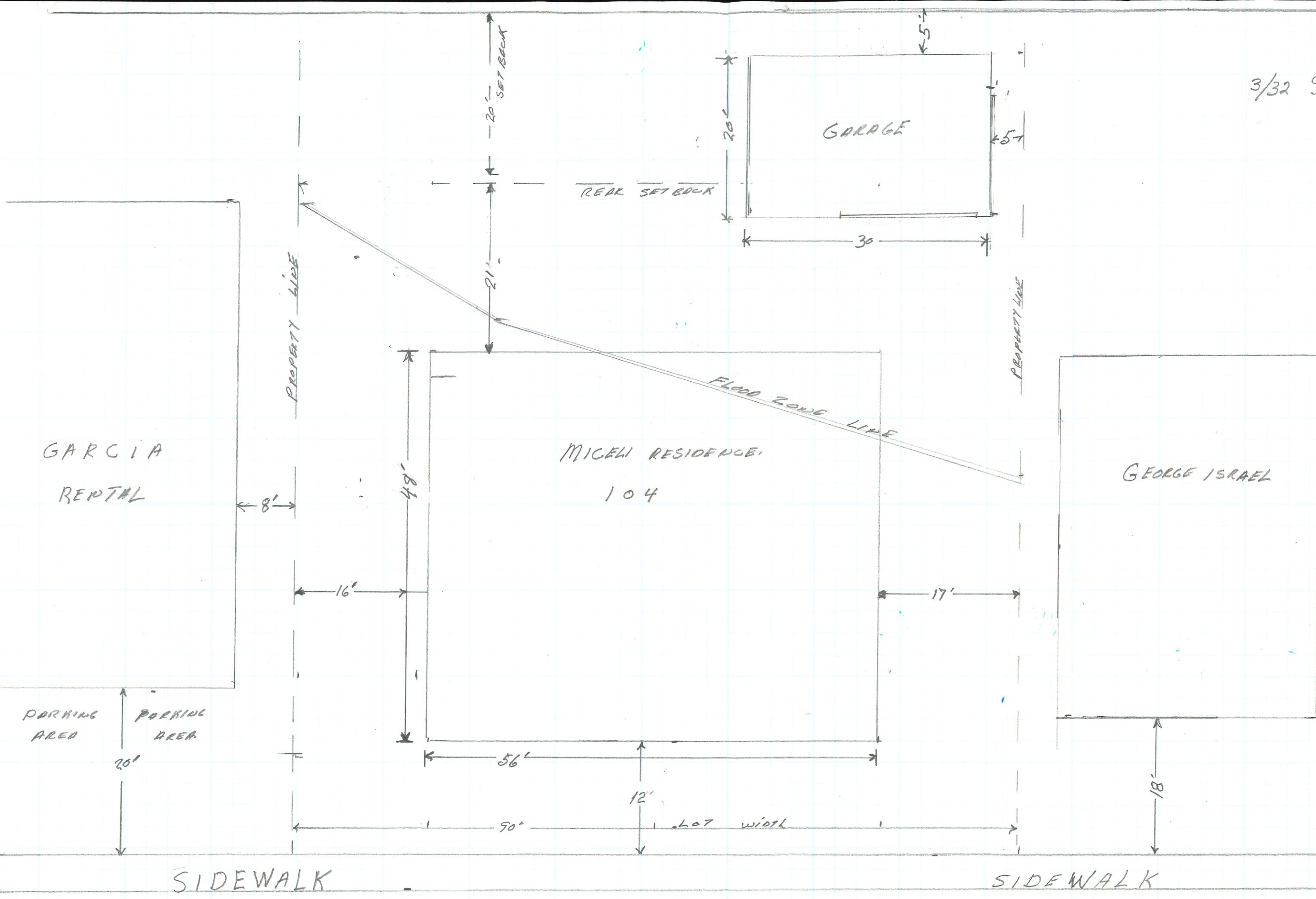


104'-4"

83'-8"

FIRST FLOOR

3/32 SCALE



SIDEWALK

SIDEWALK

WASHINGTON ST.

December 5, 2025

Bay St. Louis Planning and Zoning Commission
598 Main Street
Bay St Louis, Mississippi

**Re: Opposition to Variance Application (Application No. 00555957) for
104 Washington Street, Bay St. Louis, MS 39520**

Members of the Planning and Zoning Commission:

We are writing to express our formal opposition to the Variance Application (Application No. 00555957) submitted by Joseph and Lillian Miceli for their proposed residence at 104 Washington Street, Bay St. Louis, MS 39520 (the "Property"). Specifically, we oppose their request for a variance to the front yard setback requirements, which would allow for a 12-foot setback instead of the minimum required by the zoning ordinance.

Granting this variance would not satisfy the criteria for hardship as outlined in the Bay St. Louis Zoning Ordinance, which states that a variance may be granted if a literal enforcement of the ordinance would result in unnecessary hardship. In this case, no unnecessary hardship exists. The Micelis were fully aware of the setback requirements and the flood zone restrictions at the Property when purchasing the Property. Therefore, they cannot claim that they are being unduly burdened by the existing zoning regulations.

Moreover, the Bay St. Louis Zoning Ordinance states that, in order for a variance to be granted, all of the following conditions must 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 twelve (12) 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 twelve (12) 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 twelve (12) months

None of the substantive conditions set forth in sections (a) through (h) are present here – let alone **all** conditions, although these conditions **must** be satisfied before approval of the variance. It is clear from the face of the Variance Application that the Property is not subject to any extraordinary or exceptional conditions that justify granting the variance. In fact, the application makes clear that the only “special circumstance” here, i.e., the Micelis’ intention to build a garage on the rear of the Property, is a circumstance unilaterally created by the Micelis’ own construction plans. A literal interpretation of the setback requirements would not deprive the Micelis of any right to the use or enjoyment of their Property.

Importantly, granting this variance could set a concerning precedent for future requests of a similar nature in the neighborhood. Reducing setbacks could lead to overcrowding, diminished property values, and a general alteration of the neighborhood’s character. Our community has been carefully developed with the goal of maintaining spacious, aesthetically pleasing properties that provide a sense of privacy and tranquility. Allowing a variance that decreases the setback would place the proposed structure closer to my property on Washington Street, as well as the

properties of our neighbors, which could significantly reduce privacy, especially in outdoor spaces.

The current zoning regulations were established to ensure the orderly development of our neighborhood and to promote the welfare of all residents. These regulations help maintain an appropriate distance between properties, prevent overcrowding, and safeguard the aesthetic appeal of the area. Granting this variance would undermine those important objectives.

For these reasons, we respectfully request that the Planning and Zoning Commission deny the variance request for 104 Washington Street. We believe that upholding the current minimum setback requirement is essential to preserving the integrity of our neighborhood and ensuring that all residents can continue to enjoy the benefits of living in a well-planned and harmonious community.

Thank you for your attention to this matter. We appreciate your consideration. Please do not hesitate to contact us if you have any questions or need any additional information.

Sincerely,



MIRIAM JONES

RESIDENT OF 107 WASHINGTON
STREET, BAY ST. LOUIS, MS 39520



BRAD JONES

RESIDENT OF 107 WASHINGTON
STREET, BAY ST. LOUIS, MS 39520

cc: Jeremy Burke, Director of Planning (via email jburke@baystlouis-ms.gov) and cthompson@baystlouis-ms.gov

TO: Planning and Zoning Commission
 City of Bay St. Louis
 RE: 312 DeMontluzin Avenue
 Parcel 149F-0-29-262.000
 Parcel 149F-0-29-280.000

HEARING DATE: January 14, 2026

An application for Special Exception submitted by John Robin. The properties are located at 312 DeMontluzin Avenue and consist of 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 combined lot size is 11,639 square feet. The parcels lie within an R-2 Two Family Residential District, where accessory dwellings are permitted only by special exception on parcels with a minimum lot size of 15,000 square feet.

The applicant is requesting the following:

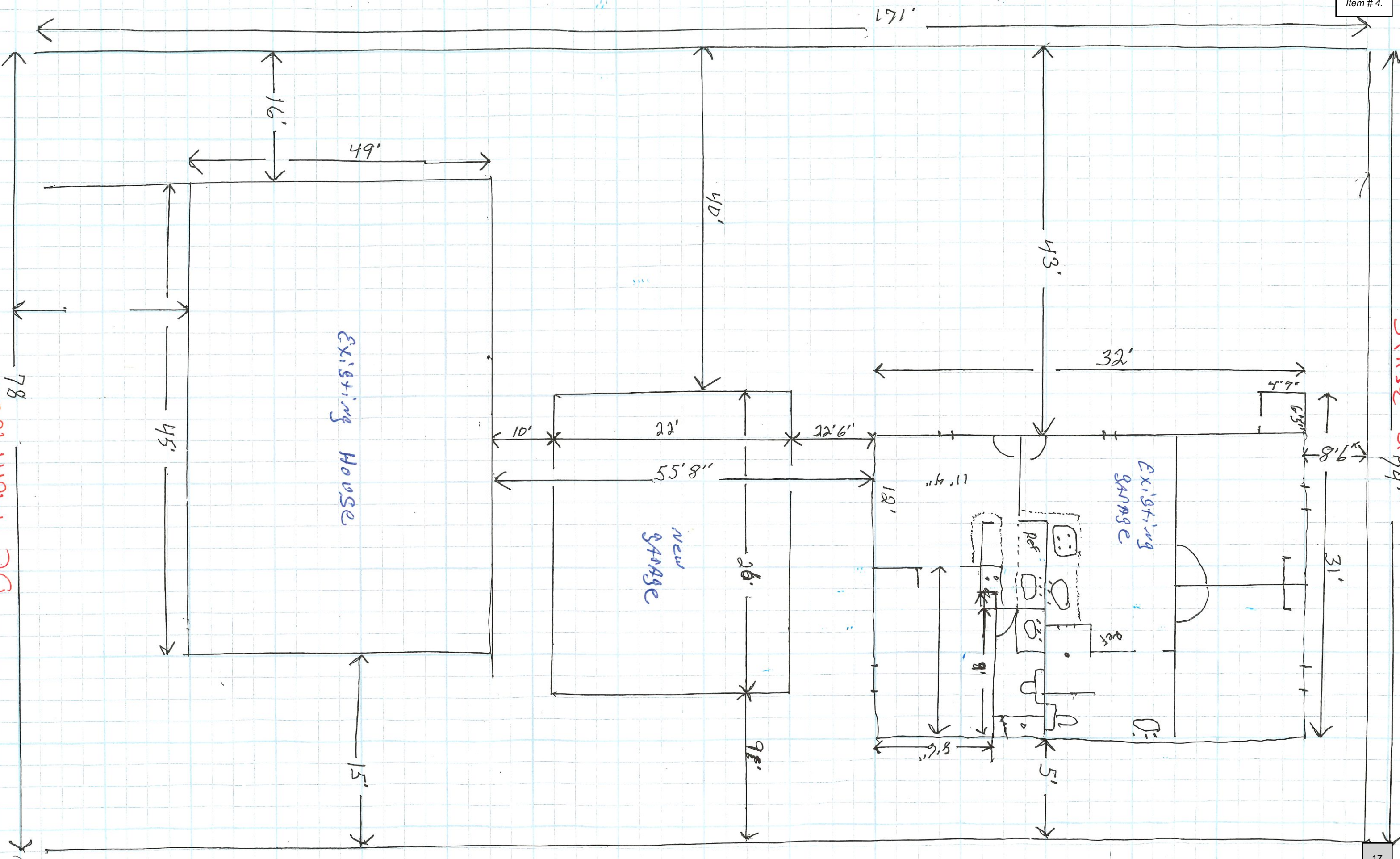
- A special exception to allow an accessory dwelling on a lot under 15,000 square feet.

The administration recommends denying the special exception

- The storage building is already constructed, and that is the building that would be converted into living quarters (accessory dwelling). The accessory dwelling would not meet the setback requirements
- The combined parcels do not meet the 15,000 sq ft minimum lot requirement
- Adequate parking space exists to accommodate the proposed accessory dwelling.
- The storage building, which would become the accessory dwelling, is setback less than ten feet from the pavement of State Street

Jeremy L. Burke
 Zoning Administrator

De Montluzin



DIANE 2194m



Jeremy Burke <jburke@baystlouis-ms.gov>

Variance request for 312 DeMontluzin Ave

Melissa Smith <[redacted]@gmail.com>
To: Jeremy Burke <jburke@baystlouis-ms.gov>
Cc: Clay Andrews <[redacted]@gmail.com>

Tue, Jan 13, 2026 at 7:05 AM

Hi Jeremy,

The primary concern we have with the proposed variance for 312 Demontluzin (which actually fronts and affects State Street) is that State Street is quite a narrow lane, without sidewalks. The proposed building would not be allowed to be built this close to the road today. It isn't safe for anyone to reside in it (too close to cars speeding by, often from Old Town restaurants down the street). It is really unsafe for pedestrians on State Street, as a residence would also bring parking along (and likely into the edge of) the street. Walkers, bikers and baby strollers have no room to get out of the path of speeding traffic. This block of State Street is extremely popular with pedestrians, as it is a long quiet block, albeit lacking sidewalks.

The attendant parking at the proposed structure would also crowd the fire hydrant a few feet away. The owner installed a parking bumper and gravelled the right of way already. Roadside parking appears to be intended. A vehicle parked there would not have access to passenger doors, encouraging parking into street.

The precedent might allow future building closer to the road—if you let one person have residence space that close, unfair to deny others. Many properties along this block are on small lots and already close to the street and pushing parking into the street. Traffic jams happen on the block as it is, with construction and maintenance vehicles. At some point emergency vehicles might be blocked from an emergency. It's a narrow, long, one way street without room for turning around.

The property in question is large and goes through to Demontluzin. It likely provides space to accomplish the plans without turning the former shed into residential space.

We applaud the work the owners have done in the few months since purchasing, but worry about the safety aspects of crowding an already narrow lane, and the precedent set by a variance which allows crowding it.

Melissa Smith
Clay Andrews
316 Demontluzin
BSL

Sent from my iPad

On Jan 8, 2026, at 3:26 PM, Melissa Smith <[redacted]@gmail.com> wrote:

[Quoted text hidden]

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

RE: 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

Hearing Date: January 14, 2025

I have reviewed the application for Special Exception to the Zoning Ordinance submitted by Eco-Construction LLC. The property is located at 928 Old Spanish Trail. It is zoned R-1 Single Family Residential, where accessory dwellings are only permitted by special exception on parcels exceeding 15,000 square feet.

The applicant is requesting the following:

- A special exception to construct an accessory dwelling on the parcel.

The administration recommends approval of the variance.

- The accessory dwelling will not require any variances
- The parcel is over 15,000 square feet
- Accessory dwellings are common in this neighborhood on large parcels

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

