



**Minutes**  
**Bay Saint Louis**  
**Planning & Zoning Commission Meeting**  
**Regular Meeting**  
**April 30, 2019**  
**5:30 p.m.**

**Call to Order**

Attendee Name	Title	Status	Arrived
Clark Breland	Commissioner	Present	
Kyle Lewis	Chairman	Present	
Amy Doescher	Co-Chairman	Present	
Harold Weber	Commissioner	Present	
Reid Watson	Commissioner	Present	
Willie Acker	Commissioner	Absent	
Chet LeBlanc	Commissioner	Present	

**Applications**

- A) **KANE** - application for Variance to the Zoning Ordinance. The applicant is asking to construct an 8’ wooden fence to the side yard of the property. The applicant will need a 2’ variance to fence height regulations where only a 6’ fence is allowed by right. The property is located at 504 North Beach Boulevard; Parcel 149G-0-29-025.000, Lot 259-262 A & B, first Ward, Bay St. Louis. The property is zoned R-1 Single Family District.

Robert Kane approached asking for a variance to have an 8 foot fence on the property.

No public comment.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Chet LeBlanc, Commissioner
<b>SECONDER:</b>	Reid Watson, Commissioner
<b>AYES:</b>	Breland, Lewis, Doescher, Weber, Watson, Acker, LeBlanc

- B) **BENFATTI** - application for Variance to the Zoning Ordinance. The applicant would like to place a 7’ wooden fence on the perimeter of the property. Therefore, the applicant will need a 1’ variance to fence height regulations, Section 406. The property is located at 501-535 Dunbar Court, North of Demontluzin Avenue and South of Genin Street; Parcel 149E-0-29-159.001, Part 363, 1<sup>st</sup> Ward, Bay St Louis. The property is zoned R-3, Multi Family District.

Mark Benfatti approached asking for a 7' foot wood fence on the property.

William Pitcairn approached with concerns about the looks of the fence from his view on his property.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Amy Doescher, Co-Chairman
<b>SECONDER:</b>	Harold Weber, Commissioner
<b>AYES:</b>	Breland, Lewis, Doescher, Weber, Watson, LeBlanc
<b>ABSENT:</b>	Willie Acker

- C) **BASS** - application for Variance to the Zoning Ordinance. The applicant's intention is to construct a detached carport to the side of the residence. The applicant will need a variance of 3' resulting in a total of 2' setback to the side yard. The property is located at 104A Hickory Lane; Parcel 149F-0-21-008.000, Lot 227C, 1<sup>st</sup> Ward, Bay St. Louis. The property is zoned R-2, Two Family District.

No one came to represent the application.

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>
	<b>Next: 5/28/2019 5:30 PM</b>
<b>MOVER:</b>	Chet LeBlanc, Commissioner
<b>SECONDER:</b>	Harold Weber, Commissioner
<b>AYES:</b>	Breland, Lewis, Doescher, Weber, Watson, LeBlanc
<b>ABSENT:</b>	Willie Acker

- D) **PEREIRA** - application for Variance to the Zoning Ordinance. The applicant's intention is to construct a single family residence on the property. The applicant will need a 10' variance resulting in a total of 15' setback to the front yard. The property is located at 11399 Texas Street; Parcel 134J-0-40-069.000, Lot 41, Block 338, Shoreline Park, Unit 3 Add 1. The property is zoned R-1A Single Family District.

Periera approached asking for a variance for a setback for a garage.

Mike Hanson approached in approval of the application.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Reid Watson, Commissioner
<b>SECONDER:</b>	Amy Doescher, Co-Chairman
<b>AYES:</b>	Breland, Lewis, Doescher, Weber, Watson, LeBlanc
<b>ABSENT:</b>	Willie Acker

- E) **HOUSE** - application for Variance to the Zoning Ordinance. The applicant's intention is to build an addition to the rear of the house along with a detached garage. For the addition the applicant will need a variance of 3' resulting in a total of 17' to the rear yard setback. For the detached garage, the applicant will need a variance of 1' resulting in a total of 4' setback to the side yard. The property is located at 115 Carroll Avenue; Parcel 149F-0-29-098.000, Lot 7, Carroll Subdivision. The property is zoned R-1 Single Family District.

Mark B approached asking for a variance to be able to make the home more accessible.

Anita Warner approached concerned about preserving all the oaks and various other protected trees.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Amy Doescher, Co-Chairman
<b>SECONDER:</b>	Harold Weber, Commissioner
<b>AYES:</b>	Breland, Lewis, Doescher, Weber, Watson, LeBlanc
<b>ABSENT:</b>	Willie Acker

- F) **BRAUD** - application for Variance to the Zoning Ordinance. The applicant is asking to add an addition to an accessory structure. The proposed structure will be 63% of the floor area therefore, a variance of 13% will be needed to the structure. In addition, the applicant needs a variance of 2' 1 3/4" resulting in a total of 2' 10 1/4" setback to the rear yard. The property in question is located at 145 Bayview Court; Parcel 149F-0-21-019.000, Lot 237 C & 241 B, Bay St Louis. The property is zoned R-2, Two-Family District.

Paul Braud approached asking for a variance for a pool house to be constructed.

Mike Haas approached representing Ted Perry stating that the plat is incorrect and doesn't show all improvements that have been done. Recommends denial

Brauds presented a more recent survey.

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>
	<b>Next: 5/28/2019 5:30 PM</b>
<b>MOVER:</b>	Harold Weber, Commissioner
<b>SECONDER:</b>	Reid Watson, Commissioner
<b>AYES:</b>	Breland, Lewis, Doescher, Weber, Watson, LeBlanc
<b>ABSENT:</b>	Willie Acker

- G) **RIELS** - application for Variance to the Zoning Ordinance. The applicant is asking for a variance to allow an accessory structure, that is already constructed, to exceed the fifty (50) percent of floor area of the structure, Section 1002.2 (C). The proposed structure will be 54% of the floor area therefore a 4% variance will be needed. The property is located at 5032 Florida Street; Parcel 139A-0-40-090.000, Lot 23 &24, Block 313, Shoreline Park, Unit 3, Add 1. Parcel 139A-0-40-091.000, Lot 25 &26, Block 313, Shoreline Park, Unit 3, Add 1. The property is zoned R-1A Single Family District.

Jeff Riels approached asking for a variance for a shed that's already been constructed.

Joseph approached confused about why he got a notification.

with stipulation that applicant get all the proper permits for the structure.

<b>RESULT:</b>	<b>APPROVED [5 TO 1]</b>
<b>MOVER:</b>	Harold Weber, Commissioner
<b>SECONDER:</b>	Reid Watson, Commissioner
<b>AYES:</b>	Breland, Lewis, Doescher, Weber, Watson
<b>NAYS:</b>	Chet LeBlanc
<b>ABSENT:</b>	Willie Acker

- H) **REED/POWERHOUSE**- application for Variance to the Zoning Ordinance. The applicant is asking for a variance to allow a digital sign to replace an existing sign, Section 909. The applicant will also need a variance to the size and height of the sign. The proposed sign is 14'2" in height and 41.25sq. ft. in maximum size. Therefore, a variance of 10'10" to the height of the sign and a variance of 38.25sq. ft. of the maximum size to the sign is needed. The property in question is

located at 1978 Washington Street; Parcel 137F-2-26-017.000, Sec 26-8-14, Pt. J. Bouquie Claim #93. The property is zoned R-1, Single Family District.

Jeffrey Reed approached asking for a variance for a new sign at the church.

Gary Knoblock approached stating that the brightness of the sign can be adjusted if there are any complaints from neighbors.

Cliff Rabalais approached concerned about the size of the sign.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Chet LeBlanc, Commissioner
<b>SECONDER:</b>	Harold Weber, Commissioner
<b>AYES:</b>	Breland, Lewis, Doescher, Weber, Watson, LeBlanc
<b>ABSENT:</b>	Willie Acker

- I) **YOUNG** - application for Preliminary Subdivision Plat Approval and variance to the Zoning Ordinance for The Oaks at Bay St. Louis. The applicant is modifying two existing parcels of land into five new parcels of land. The new parcels will meet the lot area requirement however if granted, parcels 1-5 will need the following variances to lot width; Parcel 1 a variance of 29.17' resulting in 70.83', parcel 2 a variance of 59.61' resulting in 40.39, parcel 3 a variance of 57.37' resulting in 42.63', parcel 4 a variance of 20.22' resulting in 79.78', parcel 5 a variance of 100' resulting in 0' to the lot widths. In addition, Parcel 5 will need a variance of not fronting on an improved dedicated street, Article III, Def. 302.76. The property is located in the area of the cul-de-sac of Oaks Blvd and B Street; Parcel 144N-0-19-152.000, Pt. 120G, Pt. 122 & 124 B, Pt. 126, 1<sup>st</sup> Ward, BSL 360' X 200' IRR. Parcel 144N-0-19-289.000, Pt. 122, 1<sup>st</sup> Ward, Bay St. Louis. The property is zoned R-1, Single Family District.

<b>RESULT:</b>	<b>WITHDRAWN</b>
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**Approve Minutes**

A)

<b>RESULT:</b>	<b>ACCEPTED [5 TO 0]</b>
<b>MOVER:</b>	Reid Watson, Commissioner
<b>SECONDER:</b>	Harold Weber, Commissioner
<b>AYES:</b>	Lewis, Doescher, Weber, Watson, LeBlanc
<b>ABSTAIN:</b>	Clark Breland
<b>ABSENT:</b>	Willie Acker

**Adjournment**

The meeting was closed at 6:25 PM

A)

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Chet LeBlanc, Commissioner
<b>SECONDER:</b>	Amy Doescher, Co-Chairman
<b>AYES:</b>	Breland, Lewis, Doescher, Weber, Watson, LeBlanc
<b>ABSENT:</b>	Willie Acker

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**Clark Breland, Commissioner**

**Date**

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**Kyle Lewis, Chairman**

**Date**

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**Caitlin Bourgeois, Planning and Zoning Secretary**

**Date**