



**Minutes**  
**Bay Saint Louis**  
**Planning & Zoning Commission Meeting**  
**Regular Meeting**  
**June 25, 2019**  
**5:30 p.m.**

**Call to Order**

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

**Applications**

- A) BRAUD - application for Variance to the Zoning Ordinance. The applicant is asking to add an addition to an accessory structure. The proposed accessory structures will be 115% greater than the floor area therefore, a 65% variance to the maximum floor area will be needed. In addition, a variance of 2'2" resulting in a total of 2'10" setback to the rear yard will be needed. The property 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 Single Family District.

Paul and Deborah Braud approached asking for a variance to build a pool house to the rear of the property. They stated that the surrounding neighbors approved of their request.

**Motion to approve applicants' request for a 65% Variance to Maximum floor area and a 2'2" variance to the rear yard setback at 145 Bayview Court.**

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

- B) GOUGUET - application for Variance to the Zoning Ordinance. The applicant is asking to build a shed to the rear of the property. Therefore, the applicant is asking for a variance of 3' resulting in a total of 2' setback to the side and rear yard. The property is located at 208 St. George Street; Parcel 149F-0-29-202.000, 1<sup>st</sup> Ward, Lot, 398, Bay St. Louis, B-8-4 44. The property is zoned R-3 Multi Family District.

Wayne Gouguet approached asking for a variance to build a storage shed to the rear of the property.

Robert Lohead approached with concerns of the height of the shed and the runoff of water from the proposed shed.

**Motion to approve a 3ft variance resulting in a 2ft setback to the rear yard with the stipulation to change the side yard setback from 2ft to 3.5ft resulting in a 1.5 ft variance. In addition, a gutter shall be installed to the side of the shed at 208 St. George Street.**

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

- C) LACY - application for Special Exception and Variance to the Zoning Ordinance. The applicant is asking for a Special Exception to allow an existing dwelling to become an accessory dwelling to the rear of the property. In addition, the applicants will be constructing a single family residence to the front of the property. The applicants will need a variance of 15' resulting in a total of 35' setback to the front yard. The property is located at 504 South Beach Boulevard, Parcel 149P-0-30-007.000, Lot 248, 3<sup>rd</sup> Ward, Bay St Louis, HOME. The property is zoned R-4, Beach Front Residential.

Commissioner Doescher recused herself.

Ed Wikoff approached representing the applicant asking for a variance to construct a home on the property.

Kevin Jordan approached in approval of the application.

**Motion to approve the applicant's request for Special Exception to allow an existing dwelling to become an accessory dwelling as well as a variance of 15' to the front yard setback at 504 South Beach Boulevard.**

<b>RESULT:</b>	<b>APPROVED [4 TO 0]</b>
<b>MOVER:</b>	Reid Watson, Commissioner
<b>SECONDER:</b>	Harold Weber, Commissioner
<b>AYES:</b>	Clark Breland, Harold Weber, Reid Watson, Chet LeBlanc
<b>ABSENT:</b>	Kyle Lewis, Willie Acker
<b>RECUSED:</b>	Amy Doescher

- D) LAFONTAINE - application for Variance to the Zoning Ordinance. The applicant is asking to construct an accessory structure to the rear of the property. The proposed accessory structure will be 126% greater than the floor area of the principle structure. Therefore, a variance of 76% to the maximum floor area will be needed. In addition, the accessory structure will exceed the height of the primary structure. So the applicant will need a variance of 4' resulting in a total of 22' to the height of the accessory structure. The property is located at 480 St. Charles Street; Parcel 137K-1-44-086.000, Pt. 26 G, & Pt 28, Pt. 29A Rear, 4<sup>th</sup> Ward, Bay St. Louis. Parcel 137K-1-44-086.002 Pt. 26, 28 & 29, Rear 4<sup>th</sup> Ward, Bay St. Louis. The property is zoned R-1, Single Family District.

The Lafontaine's approached asking for a variance to construct a pole barn on the property.

Clifford Rabalais approached questioning if it was going to be an enclosed structure. Applicant ensured that it would be enclosed.

**Motion to approve the applicant's request for a variance of 76% to the maximum floor area as well as a variance of 4' to the height of an accessory structure at 480 St. Charles Street.**

<b>RESULT:</b>	<b>APPROVED [4 TO 1]</b>
<b>MOVER:</b>	Clark Breland, Commissioner
<b>SECONDER:</b>	Reid Watson, Commissioner
<b>AYES:</b>	Clark Breland, Amy Doescher, Harold Weber, Reid Watson
<b>NAYS:</b>	Chet LeBlanc
<b>ABSENT:</b>	Kyle Lewis, Willie Acker

- E) MITCHELL - requesting an amendment to the Official Zoning Map. The applicants are asking to change the zoning classification of the two parcels of land from R-3 Multi Family District to C-2, Neighborhood Commercial District. The reason for the amendment is: Article XIV, Section 1401.3 (B) change in conditions in a particular area in the City, (C) Increase for Need in industrial and business sites. The properties are located at 402 and 404 Dunbar Avenue; Parcel 149E-0-29-067.000 Pt. 65A & B, Carroll Subdivision. Parcel 149E-0-29-067.001, Pt. 65 A&B, Carroll Subdivision. The properties are zoned R-3 Multi Family District.

Jan Mitchell approached asking for an amendment to change zoning district to C-2 of both parcel for commercial business use.

Kevin Jordan approached in approval of the application.

**Motion to approve the applicants request for a zoning map amendment from an R-3 to a C-2 District for business use at 402 and 404 Dunbar Avenue.**

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

- F) FELTER - application for Preliminary and Final Plat Approval. The applicant is asking for Preliminary Plat Approval and Final Plat Approval for Carre Court Phase 2. Phase 2 will consist of seven (7) new units. The property is located at 216 Carre Court; Parcel 149N-0-30-204.000, Pt 4 & 67, ALL 5-8 & 66, Block 3, St Charles. The property is zoned R-3 Multi Family District.

Commissioner LeBlanc recused himself.

Michael Felter approached asking to build phase two of Carre Court Estates which will consist of 7 more units.

John Ohman approached in concern of the easement which was fixed and addressed.

Cliff Rabalais approached in approval of the application.

**Motion to approve the applicants request for Preliminary and Final Plat Approval for Carre Court Estates Phase II at 216 Carre Court.**

<b>RESULT:</b>	<b>APPROVED [4 TO 0]</b>
<b>MOVER:</b>	Clark Breland, Commissioner
<b>SECONDER:</b>	Reid Watson, Commissioner
<b>AYES:</b>	Clark Breland, Amy Doescher, Harold Weber, Reid Watson
<b>ABSENT:</b>	Kyle Lewis, Willie Acker
<b>RECUSED:</b>	Chet LeBlanc

**Approve Minutes**

A)

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

**Adjournment**

The meeting was closed at 6:15 PM

A)

**Motion to adjourn the meeting.**

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