



Minutes
Bay Saint Louis
Planning & Zoning Commission Meeting
Regular Meeting
August 27, 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	Present	
Chet LeBlanc	Commissioner	Present	

Applications

- A) BSL PORCHES SUB - application for Subdivision Plat Approval. The applicant is modifying two (2) parcels of land into thirty four (34) new parcels of land. The property is located at 928 South Beach Boulevard and extends to Third Street; Parcel 149N-0-30-233.000, 4th Ward, BSL, 206-I & J 206 ½ B, J, I. Parcel 149N-0-30-234.000, 4th Ward, BSL, 206 ½ D, & 209K, BSL. The property lies in R-1, Single family, R-2, Two Family and R-4, Beach Front Districts.

Bill Ward approached asking to subdivide this lot into 34 new parcels to build single family homes on.

Gary Yarborough approached representing Jim Macphaille. He presented multiple rules and regulations that this application does not follow stating that the application must not be passed.

Cliff Rabalais approached in concern with the many trees on the lot. He agreed that the regulations need to be followed.

Anita Warner approached in opposition with concerns about the oak trees as well as the lot being located on wetlands.

Franya Etheridge approached in opposition stating that the application does not have all of the required information regarding the plat.

Jim Macphaille approached in opposition stating that it would destroy his property and pointed out the inadequate drainage on the lot.

Randy Ellis, a consultant, approached with details regarding the wetlands in the area.

Jason Chiniche approached stating that plans need to be approved by several different departments before finalization.

Motion to approve application for Subdivision Plat Approval at 928 South Beach Blvd. Parcels 149N-0-30-233.000 and 149N-0-30-234.000.

RESULT:	APPROVED [5 TO 2]
MOVER:	Amy Doescher, Co-Chairman
SECONDER:	Willie Acker, Commissioner
AYES:	Breland, Doescher, Weber, Acker, LeBlanc
NAYS:	Kyle Lewis, Reid Watson

- B) STOLZ - application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to subdivide the parcel into two new parcels of land. Parcel 1 will need a variance of 3,167sf resulting in a total of 8,833sf to the lot area. Parcel 2 will need a variance of 100' resulting in 0' to the lot width and a variance of 3,167.96sf resulting in a total of 8,832.04sf to the lot area. In addition, Parcel 2 will need a variance to not fronting on an improved dedicated street. The property is located at 306 St. John Street; Parcel 149L-0-29-085.000, Lot 85, Second Ward, Bay St. Louis. The property is zoned R-1, Single Family District.

Terri Stolz approached asking for a variance to lot size and fronting on a dedicated street. She also addressed parking concerns.

Kyle Lewis read aloud an opposition letter from a concerned neighbor.

Mrs. Winston approached in approval of the application.

Tim Morse approached in opposition concerned about parking.

Motion failed to deny for lack of votes for Special Subdivision Plat Approval and Variance to the Zoning Ordinance at 306 St. John Street. Parcel 149L-0-29-085.000.

RESULT:	DENIED [3 TO 4]
MOVER:	Harold Weber, Commissioner
SECONDER:	Kyle Lewis, Chairman
AYES:	Kyle Lewis, Harold Weber, Willie Acker
NAYS:	Clark Breland, Amy Doescher, Reid Watson, Chet LeBlanc

- C) PURGERSON - application for Variance to the Zoning Ordinance. The applicant's intention is to construct a carport. The applicant is asking for a variance of 2' resulting in a 3' setback to the side yard. The property is located at 431 Demontluzin Avenue; Parcel 149E-0-29-186.002, Lots 21, Part 20, Block 3, Perkins Subdivision. The property is zoned R-2, Two Family District.

James Purgerson approached asking for a variance to install a carport for a golf cart.

Tracy Scully approached representing an elderly neighbor in opposition with concerns for property value. The neighbor has gathered signatures against the variance.

Kenny Monti approached

Anita Warner approached in concern with the oak trees on the property.

Mrs. Purgerson approached stating the aesthetics of the carport will match the area.

Doug Seal and Gary Knoblock approached with recommendations that will help the applicants avoid asking for variances.

Applicants withdrew the application. No motion was made.

RESULT:	WITHDRAWN
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- D) RICHARDSON - application for Variance to the Zoning Ordinance. The applicant's intention is to enclose an existing carport/shed. The applicant is asking for a variance of 3'3" resulting in a 1'9" setback to the side yard. The property is located at 230 Melody Lane; Parcel 144N-0-19-187.000, Block 2, Lots 16&17, Melody Lane Subdivision, Pt. Vacated, Leopold St. This property is zoned R-1, Single Family District.

Richardson approached asking for a variance to turn an existing shed into poolhouse.

Franya Etheridge approached making sure the new addition will not turn into a dwelling.

Motion to approve application for Variance to the Zoning Ordinance at 230 Melody Lane. Parcel 144N-0-19-187.000.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Willie Acker, Commissioner
SECONDER:	Chet LeBlanc, Commissioner
AYES:	Breland, Lewis, Doescher, Weber, Watson, Acker, LeBlanc

- E) WHITNEY - application for Variance to the Zoning Ordinance. The applicant is asking for a variance of 2' to allow an 8' in height wooden fence to the side and rear yard of the property. The property is located at 308 South Second Street; Parcel 149L-0-29-154.000, 2nd Ward, 227B, Bay St. Louis. The property is zoned R-2, Two Family District.

Jake Whitney approached asking to install an 8 foot fence for safety due to a pool being in the back yard.

James Quintini approached in approval of the application.

Motion to approve application for Variance to the Zoning Ordinance at 308 South Second Street. Parcel 149L-0-29-154.000.

RESULT:	APPROVED [6 TO 1]
MOVER:	Willie Acker, Commissioner
SECONDER:	Reid Watson, Commissioner
AYES:	Breland, Doescher, Weber, Watson, Acker, LeBlanc
NAYS:	Kyle Lewis

- F) QUINTINI - application for Variance to the Zoning Ordinance. The applicant is asking to construct an accessory structure greater than fifty (50) percent of the floor area of the principle structure. The applicant intends to demolish the existing carport and build a garage. The proposed structure will need a variance of 24% resulting in a total of 74% to the floor area. In addition, the applicant is asking for a 2' variance resulting in a 3' setback to the side yard and a 5' variance resulting in a 0' setback to the rear yard. The property is located at 202 Union Street; Parcel 149L-0-29-178.000, 2nd Ward, Lot 274, Bay St. Louis. The property is zoned R-3, Multi Family District.

James Quintini approached asking for a variance for a garage storage unit.

No one came forward.

Motion to approve application for Variance to the Zoning Ordinance at 202 Union Street. Parcel 149L-0-29-178.000.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Willie Acker, Commissioner
SECONDER:	Amy Doescher, Co-Chairman
AYES:	Breland, Lewis, Doescher, Weber, Watson, Acker, LeBlanc

- G) BAIRD - application for Special Exception and variance to the Zoning ordinance. The applicant is asking for Special Exception to build an accessory dwelling on this parcel of land. If granted, the following variances will be needed: A variance of 3' resulting in a 5' setback to the side yard. A variance of 12' resulting in an 8' setback to the rear yard. A variance of 5,400sf resulting in a total of 9,600sf to the lot area. A variance of 22% resulting in a total of 72% of the floor area. The property in question is located at 214 Citizen Street; Parcel 149N-0-30-043.000, 4th Ward, 15F & 16F, Bay St. Louis, J-0-4, 84. The property is zoned R-2, Two Family District.

Rich Green approached asking for a special exception for an accessory structure to be used as an in-law dwelling.

A citizen approached in opposition stating that the intention of the application was very vague.

Motion to approve Special Exception to build an accessory dwelling and variances at 214 Citizen Street. Parcel 149N-0-30-043.000.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chet LeBlanc, Commissioner
SECONDER:	Willie Acker, Commissioner
AYES:	Breland, Lewis, Doescher, Weber, Watson, Acker, LeBlanc

Approve Minutes

A)

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Reid Watson, Commissioner
SECONDER:	Willie Acker, Commissioner
AYES:	Breland, Lewis, Doescher, Weber, Watson, Acker, LeBlanc

Adjournment

The meeting was closed at 7:50 PM

A)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Amy Doescher, Co-Chairman
SECONDER:	Willie Acker, Commissioner
AYES:	Breland, Lewis, Doescher, Weber, Watson, Acker, LeBlanc

Clark Breland, Commissioner	Date
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Kyle Lewis, Chairman	Date
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Caitlin Bourgeois, Planning and Zoning Secretary	Date
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