



Minutes
Bay Saint Louis
Planning & Zoning Commission Meeting
Regular Meeting
November 26, 2019
5:30 p.m.

Call to Order

Attendee Name	Title	Status	Arrived
Clark Breland	Commissioner	Present	5:25 PM
Kyle Lewis	Chairman	Present	5:28 PM
Amy Doescher	Co-Chairman	Present	5:25 PM
Harold Weber	Commissioner	Present	5:25 PM
Reid Watson	Commissioner	Present	5:25 PM
Willie Acker	Commissioner	Absent	
Chet LeBlanc	Commissioner	Absent	

Applications

- A) BEZOU - Application for Variance to the Zoning Ordinance. The applicants' intention is to construct a single family residence on the property. Therefore, the applicants will need a variance of 2' resulting in an 6' setback to the side yard. The property is located at 216 Citizen Street; Parcel 149N-0-30-042.000, 15G & 16G, 4th Ward, Bay St. Louis. The property is zoned R-2, Two-Family District.

John Bezou, Sr. spoke regarding the application.

Commisioner Lewis asked if there was anyone present to speak for or against this application. No one came forward.

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

- B) ECUYER - application for Variance to the Zoning Ordinance. The applicants' intention is to add a carport to the front of the existing garage on the property. Therefore, the applicant will need a variance of 13' resulting in 12' setback to the front yard. The property is located at 337 State Street. Parcel 149E-0-29-269.000, 461 1st Ward, Bay St. Louis. The property is zoned R-2, Two - Family District.

Chip Prevou spoke regarding the application.

Commissioner Lewis asked if there is anyone in attendance to speak for or against the application.

No one came forward.

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

- C) PONTTHIEUX - application for Variance to the Zoning Ordinance. The applicant's intention is to build a single family dwelling on these two parcels of land. The applicants will need a variance of 10' resulting in a 2' setback to the side yard fronting Toulme Street. In addition a variance of 5' resulting in a 3' setback to the east side yard will be needed. The property is located at the corner of 221 Union Street and Toulme Street. Parcel 149L-0-29-165.000, 2 Ward, 235, Pt., Bay St. Louis. 1-6-265. Parcel 149L-0-29-164.000, 2nd Ward, 235, S. 104', Bay St. Louis, AA-23-397. The property is zoned R-2, Two-Family District.

Gary Ponthieux Sr. spoke regarding the application. Plans to build a one story single family home.

Rodney Corr spoke regarding the application and presented the house plans to the Commissioners.

Ann Wilson, spoke in favor of the application and lives next door to property. She welcomes the design and them as new neighbors.

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

- D) BUSH - application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to change the configuration of two parcels of land into two new parcels. If granted, Parcel 1 will meet all requirements for subdivision of property. Parcel 2 will need a variance of 15' resulting in 60' to the lot width as well as a variance of 5,460.29sf resulting in a total of 5,039.71sf to the lot area. The property is located at 458 Easterbrook Street; Parcel 149E-0-29-409.000, Lot 44-46 & Part 47, Engman Subdivision. Parcel 149E-0-29-439.002, Part 196, 2nd Ward, Bay St. Louis 80'x 62'. This property is zoned R-2 Two Family District.

RESULT:	WITHDRAWN
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- E) CORR - application for Special Subdivision Plat Approval, Variance and Map amendment to the Zoning Ordinance. The applicant is asking to change the configuration of two parcels in two new parcels of land. Parcel 2, fronting Carroll Avenue, will meet the required lot area however if granted, Parcel 1 fronting Ulman Ave will need a variance of 1,081.45sf resulting in a total of 8,918.55sf to the lot area. In addition, the applicant is asking for a map amendment to allow an additional square footage of 3,287.91sf to the existing 8,873sf to result in a total of 12,160.91sf to the newly created Parcel 2, fronting Carroll, to be encompassed in the R-3 Multi Family District. The property is located at 451 Ulman Avenue and extends to Carroll Avenue. Parcel 149E-0-29-

070.000, 58, E ½ Carroll Subdivision. The property lies in zones C-2, Neighborhood Commercial and R-3, Multi Family Districts.

Rodney Corr spoke regarding the application. He purchased his mother's home behind this property. Trying to keep the existing structure, some of it is commercial and some is residential.

Commissioner Lewis asked if there was anyone present to speak for or against the project.

No one came forward.

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

Approve Minutes

A)

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

Adjournment

The meeting was closed at 5:56 PM

A)

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