



**Minutes**  
**Bay Saint Louis**  
**Planning & Zoning Commission Meeting**  
**Regular Meeting**  
**September 24, 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) RUSSO - application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to subdivide this parcel into two new parcels. Parcel 1 will need variance of 45.30' resulting in 54.70' to the lot width and a variance of 3,734sf resulting in a total of 8,266sf to the lot area. Parcel 2 will need a variance of 45.29' resulting in 54.71' to the lot width and a variance of 3,574sf resulting in a total of 8,426sf to the lot area. The property is located at 2076 Hollywood Drive; Parcel 137D-0-42-088.000, Pt. J.B. Lardasse Cl., Sec. 42-8-14, Z-0-213AA2, 0-258, (Parcel 146 & 147). The property is zoned R-1, Single-Family District.

Commissioner Lewis read aloud 3 opposition letters from the surrounding neighbors.

A neighboring citizen came forward with another opposition letter that was read aloud.

Tony Russo approached representing the application asking to subdivide his lots to construct two houses on.

Tim Ivange came forward in opposition stating that he believes that the extra lot will become a rental property and that it will devalue the neighborhood.

Wade Moran approached in opposition stating that he does not want the smaller lot with more homes.

Motion to deny the application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance at 2076 Hollywood Drive. Parcel 137D-0-42-088.000.

<b>RESULT:</b>	<b>DENIED [0 TO 7]</b>
<b>MOVER:</b>	Willie Acker, Commissioner
<b>SECONDER:</b>	Harold Weber, Commissioner
<b>NAYS:</b>	Breland, Lewis, Doescher, Weber, Watson, Acker, LeBlanc

- B) CORR- application for Variance to the Zoning Ordinance. The applicant is asking for a variance of 2' resulting in 6' setback to the side yard. In addition, the applicant will need a variance of 16.3' resulting in 3.7' setback to the rear yard. The property is located at 302 South Toulme Street; Parcel 149L-0-29-139.000, 2<sup>nd</sup> Ward, 185 & 192A, Bay St. Louis. The property is zoned C-1 Central Business District.

Rodney Corr approached asking for a variance to allow adequate parking on the property.

Motion to approve application for Variance to the Zoning Ordinance at 302 South Toulme Street. Parcel 149L-0-29-139.000.

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

- C) BELOTE - application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to subdivide this parcel into two new parcels. If approved, Parcel one will need a variance of 50.07' resulting in 49.93' to the lot width and a variance of 6,599sf resulting in a total of 5,401sf to the lot area. Parcel two will need a variance of 50.07' resulting in 49.93' to the lot width and a variance of 6,606sf resulting in 5,394sf to the lot area. The property is located at 58 Good Street; Parcel 136P-0-37-065.000, Lot 20 & 21, Block B, Jourdan River Isles. The property is zoned R-1 Single Family District.

Rob Belote approached asking to subdivide the lots on this property.

Commissioners discussed consistency with the surrounding area of the lots.

Motion to approve application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance at 58 Good Street. Parcel 136P-0-37-065.000.

<b>RESULT:</b>	<b>APPROVED [5 TO 2]</b>
<b>MOVER:</b>	Clark Breland, Commissioner
<b>SECONDER:</b>	Willie Acker, Commissioner
<b>AYES:</b>	Breland, Lewis, Doescher, Acker, LeBlanc
<b>NAYS:</b>	Harold Weber, Reid Watson

- D) DAWES - application for Variance to the Zoning Ordinance. The applicant's intention is to construct an addition to the rear of the residence. The applicant is asking for a variance of 9' resulting in 11' setback to the rear yard. The property is located at 312 Carroll Avenue; parcel 149F-0-29-124.000, 33E, ½ Carroll Subdivision. The property is zoned R-2, Two Family District.

Cynthia Dawes approached asking for a variance to the rear yard for an addition to the residence.

Anita Warner approached in favor of the application.

Motion to approve application for Variance to the Zoning Ordinance at 312 Carroll Ave. Parcel 149F-0-29-124.000.

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

- E) DANGERMOND - application for Special Use District and Variance to the Zoning Ordinance. The applicant is asking for approval of a Special Use to allow a mix use of this property. The applicant is wanting to convert an accessory structure into a residential dwelling that would result in mixed use of the land on one parcel of property. If Special Use is granted, the applicant will need a variance of 159sf resulting in 591sf to the floor area. A variance of 14'8" resulting in 5'4" to the rear yard setback and a variance of 4.078 acres resulting in .92 acres to the land area. The property is located at 303 Union Street; Parcel 149M-1-29-044.000, 2<sup>ND</sup> Ward, 242, Bay St. Louis. The property is zoned C-2, Neighborhood Commercial District. NOTE: See Section 401.4 PRINCIPLE BUILDING REGULATIONS & Section 621.1, PURPOSE.

Chip Prevou approached representing the applicant asking for special use to allow the accessory structure to become a dwelling for rental to artists.

No one from the public came forward.

Motion to approve application for Special Use District and Variance to the Zoning Ordinance at 303 Union Street. Parcel 149M-1-29-044.000.

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

- F) DUPLESSIS - application for Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to subdivide this parcel into three new parcels. Parcel two will need a variance of 5' resulting in 70' to the lot width and a variance of 3,484.20sf resulting 7,015.80sf to the lot area. Parcel 3 will need a variance of 5' resulting in 70' to the lot width and a variance of 3,432.45sf resulting in 7,062.55sf to the lot area. The property is located at 341 Main Street; parcel 149E-0-29-272.000, 549 & Pt. 548, 1<sup>st</sup> Ward, Bay St. Louis. The property is zoned R-2, Two Family District.

Patrick Duplessis approached asking to subdivide to the lots on the property.

Bryan Moran approached in favor of the application.

Motion to approve application for Subdivision Plat Approval and Variance to the Zoning Ordinance.

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

**Approve Minutes**

A)

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

**Adjournment**

The meeting was closed at 6:24 PM

A)

Motion to adjourn the meeting.

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

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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
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