



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.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Breland, Commissioner
SECONDER:	Reid Watson, Commissioner
AYES:	Breland, Doescher, Weber, Watson, LeBlanc
ABSENT:	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, 1st 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.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Breland, Commissioner
SECONDER:	Harold Weber, Commissioner
AYES:	Breland, Doescher, Weber, Watson, LeBlanc
ABSENT:	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, 3rd 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.

RESULT:	APPROVED [4 TO 0]
MOVER:	Reid Watson, Commissioner
SECONDER:	Harold Weber, Commissioner
AYES:	Clark Breland, Harold Weber, Reid Watson, Chet LeBlanc
ABSENT:	Kyle Lewis, Willie Acker
RECUSED:	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, 4th Ward, Bay St. Louis. Parcel 137K-1-44-086.002 Pt. 26, 28 & 29, Rear 4th 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.

RESULT:	APPROVED [4 TO 1]
MOVER:	Clark Breland, Commissioner
SECONDER:	Reid Watson, Commissioner
AYES:	Clark Breland, Amy Doescher, Harold Weber, Reid Watson
NAYS:	Chet LeBlanc
ABSENT:	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.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Harold Weber, Commissioner
SECONDER:	Chet LeBlanc, Commissioner
AYES:	Breland, Doescher, Weber, Watson, LeBlanc
ABSENT:	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.

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

Approve Minutes

A)

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

Adjournment

The meeting was closed at 6:15 PM

A)

Motion to adjourn the meeting.

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

Clark Breland, Commissioner Date

Kyle Lewis, Chairman Date

Caitlin Bourgeois, Planning and Zoning Secretary Date