



**Minutes**  
**Bay Saint Louis**  
**Planning & Zoning Commission Meeting**  
**Regular Meeting**  
**April 1, 2019**  
**5:30 p.m.**

**Call to Order**

Attendee Name	Title	Status	Arrived
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) **SEYMOUR** - application Variance to the Zoning Ordinance. The applicant's intention is to construct a residence on this property. The applicant is asking for a variance of 10' resulting in a total of 15' setback to the front yard. The property in question is located at 11130 Missouri Street; Parcel 135N-2-39-004.000, Lot 43-44, Block 328, Shoreline Park, Unit 3, Addition 1. The property is zoned R-1A, Single-Family District.

Mr. Seymour approached asking for a variance to be able to construct a single family home on the property.

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

- B) **ERIC NICHOLS** - application for Variance to the Zoning Ordinance. The applicant's intention is to construct a single family dwelling on this parcel of land. The applicant will need a variance of 1' resulting in a total of 7' setback to the side yard. In addition, the applicant will need a variance of 2' resulting in a total of 18' setback to the rear yard. The property in question is located 516 St. Francis Street; Parcel 137J-0-44-057.000, 100D, 3<sup>rd</sup> Ward, Bay St. Louis. The property is zoned R-2, Two-Family District.

Applicants were absent

Josh Magee approached questioning procedures to approve with nobody to represent the application.

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

- C) **CORR FINANCIAL** - application for Variance to the Zoning Ordinance. The applicant's intention is to construct a single-family dwelling on this parcel of land. The applicant will need a variance of 12' resulting in a total of 8' setback to the rear yard. The property in question is located at 300 South Toulme Street; Parcel 149L-0-29-139.000, 2<sup>nd</sup> Ward, Lots 185 & 192A, Bay St. Louis. The property is zoned C-1 Central Business District.

Rodney Corr approached asking for a variance to construct a house on the property.

Anita Warner approached in approval of the variance

Josh Magee approached regarding erosion control

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

- D) **JOEL DORRIS** - application for Variance to the Zoning Ordinance. The applicant's intention is to construct an 8' wooden privacy fence on the property. Therefore the applicant is asking for a variance of 2' to allow an 8' in height fence to the side yard where a 6' in height fence is allowed by right. The proposed fence will meet the setback requirements if granted. The property in question is located at 3292 Washington Street; Parcel 138B-0-46-226.000, Part Guidon Toulme Claim, 46-6-14. The property is zoned R-1, Single Family District.

Joel Dorris approached asking for a fence variance in order to have privacy.

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

- E) **DAVID COXE** - application for Subdivision of Property and Variance to the Zoning Ordinance. The applicant is asking to subdivide the parcel of land into two new parcels of land. If granted, Parcel 2B will need a variance of 1,129sf resulting in a total of 9,371sf to the lot area. The property in question is located at 414 St. John Street; Parcel 149E-0-29-363.001, Lot 105, 2<sup>nd</sup> Ward, Bay St. Louis. The property is zoned R-2, Two-Family District.

David Coxie approached asking for a variance

Doug Seal approached asking about compliance

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

- F) **NGUYEN** - application for Special Exception to the Zoning Ordinance. The applicant is asking for a Special Exception to allow a recreational vehicle park on this parcel of land which is allowed in Section 621: Chart of Uses. The plot will consist of twenty-six (26) recreational vehicle sites. The residence on the adjacent parcel will continue its use as a residence/office. In addition, the applicant will need a variance to Section 401.10, Building Required for Commercial Use. If granted, the applicant will need to go through process of Site Plan Review. The property

in question is located at 822 Highway 90; Parcel 137G-0-25-052.006, Part Bouquie Claim, 25-8-14. The property is zoned C-3, Highway Commercial District.

Holly Lemoine Raymond approached representing Nguyen for the RV park.

Doug Seal approached asking why the parcels can not be joined as one.

Josh Magee approached with procedure to clear the lot.

<b>RESULT:</b>	<b>APPROVED [4 TO 2]</b>
<b>MOVER:</b>	Amy Doescher, Co-Chairman
<b>SECONDER:</b>	Chet LeBlanc, Commissioner
<b>AYES:</b>	Amy Doescher, Reid Watson, Willie Acker, Chet LeBlanc
<b>NAYS:</b>	Kyle Lewis, Harold Weber

#### **Approve Minutes**

A)

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Amy Doescher, Co-Chairman
<b>SECONDER:</b>	Willie Acker, Commissioner
<b>AYES:</b>	Lewis, Doescher, Weber, Watson, Acker, LeBlanc

#### **Adjournment**

The meeting was closed at 6:10 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>	Lewis, Doescher, Weber, Watson, Acker, LeBlanc

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**Kyle Lewis, Chairman**

**Date**

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**Amy Doescher, Co-Chairman**

**Date**

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**Caitlin Bourgeois, Planning and Zoning Secretary**

**Date**