



**Minutes**  
**Bay Saint Louis**  
**Planning & Zoning Commission Meeting**  
**Regular Meeting**  
**October 29, 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) 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 subdivide her lot into two lots. Stolz explains that her lots are similar to the conforming lots in the area.

Malcolm Jones approached legally representing Terri Stolz stating various reasons why she should be granted her variance. It was stated that the surrounding neighbors had no objection prior to purchase of the property.

Cliff Rabalais approached suggesting that if a smaller lot is being requested then no variance to that lot should be requested in the future for any reason.

Jerre Martin approached in favor of the application.

A neighbor approached in favor stating that the lot does not need to remain vacant any longer.

Steve Benvenuti approached legally representing an opposing neighbor stating that the lot should not be subdivided and the zoning codes need to be followed. He also stated that she has no hardship in order for the request to be granted. He strongly suggested the applicant be denied.

Motion to approve application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance for 306 St. John Street. Parcel 149L-0-29-085.000.

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

- B) JENNINGS- application for Variance to the Zoning Ordinance. The applicant's intention is to construct a new single family structure on this parcel. The applicant is asking for a variance of 2' resulting in a 6' to the right side yard setback. The property is located at 116 Bookter Street; Parcel No. 149L-0-29-187.000, 7, 3rd Ward, Bay St. Louis. The property is zoned R-1, Single-Family District.

Brian Jill approached representing the applicants asking for a variance to build a new home.

Terri Stolz approached in favor of the application.

Motion to approve application for Variance to the Zoning Ordinance for 116 Bookter Street. Parcel 149L-0-29-187.000.

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

- C) RUBIO - application for Variance to the Zoning Ordinance. The applicant's intention is to construct an 8' wooden fence to the rear yard and an attached carport to the side of the residence. Therefore the applicant will need a variance of 2' to the fence height resulting in an 8 in height fence as well as a variance of 5' resulting in 3' setback to the side yard for the attached carport. The property is located at 124 Carroll Ave; Parcel 149F-0-29-142.000, Part of lot 12, Carroll Subdivision. Parcel 149F-0-29-162.000 Lot 350 B, 1st Ward, Bay St. Louis. The property is zoned R-2 Two - Family District.

Commissioner Doescher recused herself.

Ed Wikoff approached representing the applicants asking for a variance for an 8' wood fence.

Motion to approve application for Variance to the Zoning Ordinance for 124 Carroll Avenue. Parcel 149F-0-29-162.000.

<b>RESULT:</b>	<b>APPROVED [6 TO 0]</b>
<b>MOVER:</b>	Reid Watson, Commissioner
<b>SECONDER:</b>	Willie Acker, Commissioner
<b>AYES:</b>	Breland, Lewis, Weber, Watson, Acker, LeBlanc
<b>RECUSED:</b>	Amy Doescher

- D) BSL PROPERTIES, LLC- application for Variance to the Zoning Ordinance. The applicants' intention is to build a new single family structure. The applicant is asking for a variance of 5' resulting in a 20' setback to the front yard. In addition, the applicant is asking for a variance of 4' resulting in an 8' setback to the side yard. The property is located at 300 Ballentine Street, Parcel No. 149N-0-30-100.000, Pt. Lot 22 Mrs. John Fayard Subdivision, City of Bay St. Louis. The property is zoned R-2, Two-Family District.

Reagan Kane approached asking for a variance to build a new family structure on the property.

Motion to approve application for Variance to the Zoning Ordinance for 300 Ballentine Street. Parcel 149N-0-30-100.000.

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

- E) BSL PROPERTIES, LLC-application for Variance to the Zoning Ordinance. The applicants' intention is to build a new single family structure. The applicant is asking for a variance of 5' resulting in a 20' setback to the front yard. The applicant is also asking for a variance of 4' resulting in a 4' setback to the side yard. In addition, the applicants' intention is to build an accessory structure to the rear of the property. Therefore, the applicant is asking for a variance of 1.9' resulting in a 3.1' setback to the side yard. The property is located at 302 Ballentine Street; Parcel No. 149N-0-30-099.000, 23 Mrs. John Fayard Subdivision Y6-320. The property is zoned R-2, Two-Family District.

Reagan Kane approached asking for a variance to build a single family home.

Motion to approve application for Variance to the Zoning Ordinance for 302 Ballentine Street. Parcel 149N-0-30-099.000.

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

- F) CORR - application for Variance to the Zoning Ordinance. The applicants' intention is to construct a residence on this parcel of land. The applicant is asking for a variance of 10' resulting in 0' setback to the rear yard. The property is located at 300 Union Street; Parcel 149M-1-29-045.000, Lot 265, 2nd Ward, Bay St. Louis. The property is zoned C-2, Neighborhood Commercial District.

Rodney Corr approached asking for a variance to build a residence on this property.

Motion to approve application for Variance to the Zoning Ordinance at 300 Union Street. Parcel 149M-1-29-045.000.

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

- G) CORR - application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to subdivide two parcels of land into (3) three new parcels of land. If granted, the following variances will be needed; Parcel 1 will need a variance of 944.13sf resulting in 9055.87sf to the lot area. Parcel 2 will need a variance of 1035.99sf resulting in 8964.01sf to the lot area as well as a variance of 75' resulting in 0' to the lot width. Parcel 3 will need a variance of 3031.21sf resulting in 8968.79sf to the lot area as well as a variance of 100' resulting in 0' to the lot width. In addition, Parcel 2 & 3 will need a variance to not fronting on an improved dedicated street. The property is located at 1135 Old Spanish Trail; Parcel 137P-1-35-008.000, Lots 40-43, Block 20, Bay St. Louis Land and Improvement Company. Parcel 137P-1-35-015.000, Lot 6-9 & Part Abandoned 6th Street, Block 19. Parcels 1 & 2 are zoned C-2 Commercial Neighborhood District and Parcel 3 is zoned R-1 Single Family District.

Rodney Corr approached asking to subdivide two parcels into three parcels of land.

Jana Millini approached asking what an affordable amount is for housing and what will happen to the fence on the property.

Janine Cuevas approached opposing the application not agreeing with the variances that are being requested. Stating it will be an eyesore with three homes on that lot.

Cliff Rabalais approached in favor stating its consistent with that area.

Commissioner Doescher read aloud a letter from Anita Warner of the Live Oak Registry regarding the Oaks on the property.

Motion to approve application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance at 1135 Old Spanish Trail. Parcel 137P-1-35-008.000 and Parcel 137P-1-35-015.000.

<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

- H) WARD - application for Special Exception and Variance to the Zoning Ordinance. The applicants' intention is to build a primary structure to the front of the property fronting on South Beach Boulevard. The applicants are asking for a special exception to the zoning ordinance to allow an existing structure which is currently being used as a residence to become an accessory dwelling. The proposed accessory dwelling will meet all requirements set forth in Section 1002.6. Accessory Dwelling. In addition, the applicant is asking for a variance of 4' resulting in an 8' setback to the front yard fronting St. Charles Street. The property is located at 812 South Beach Boulevard; Parcel No. 149N-0-30-159.000, Part 128, All 129, Part 130, 4th Ward. The property is zoned R-4, Beach Front Residential.

Commissioner LeBlanc recused himself.

Aline Ward approached asking for a variance to build a primary structure and to convert a current residence to the rear of the property into an accessory dwelling.

Motion to approve application for Special Exception and Variance to the Zoning Ordinance at 812 South Beach Boulevard. Parcel 149N-0-30-159.000.

<b>RESULT:</b>	<b>APPROVED [6 TO 0]</b>
<b>MOVER:</b>	Willie Acker, Commissioner
<b>SECONDER:</b>	Amy Doescher, Co-Chairman
<b>AYES:</b>	Breland, Lewis, Doescher, Weber, Watson, Acker
<b>RECUSED:</b>	Chet LeBlanc

- I) 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.

Motion to table the application for 458 Easterbrook Street to the next meeting date.

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>
	<b>Next: 11/26/2019 5:30 PM</b>
<b>MOVER:</b>	Harold Weber, Commissioner
<b>SECONDER:</b>	Clark Breland, Commissioner
<b>AYES:</b>	Breland, Lewis, Doescher, Weber, Watson, Acker, LeBlanc

- J) ADAMS - application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to subdivide this parcel of land into two new parcels of land. Both newly created parcels will meet the required minimum lot areas. If subdivision is granted, a variance of 25.47' resulting in a total of 74.53' to the lot width to both Parcels 1&2 will be needed. The property is located at 103 Melody Lane, Parcel 144N-0-19-168.000, 2-7, Block 1, Melody Lane Subdivision. The property is zoned R-1, Single Family District.

Margaraet Adams approached asking for a variance to subdivide lot into two lots to build home on both lots.

Franya Etheridge approached in opposition stating the lots will be too small.

Terri Stolz approached in favor of the application.

Rodney Corr approached in favor of the application.

Motion to approve application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance at 103 Melody Lane. Parcel 144N-0-19-168.000.

<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

- K) KELL- application for Variance to the Zoning Ordinance. The applicants' intention is to construct an accessory structure to the front yard fronting on State Street. The applicant is asking for a variance of 10' resulting in a 2' setback to the front yard. Also, the applicant is asking for a variance of 5' resulting in a 0' setback to the side yard. In addition, the new construction of an accessory structure along with the existing structures will exceed the 45% maximum building area on this parcel of land. Therefore, the applicant is asking for a 7% variance resulting in a total of 52% maximum building area. The property is located at 401 State Street and fronts North Necaie Ave; Parcel No. 149E-0-29-263.000, 1st Ward, Lot 466-B & 467-A, Bay St. Louis. The property is zoned R-2, Two-Family District.

Kay Kell approached asking for a variance to build an accessory structure to the front of the property.

Rodney Corr approached representing the applicant explaining the details of the plans.

Kathy Ladner approached in opposition stating that it will flood her property

Gretchen Kaplinger approached in opposition stating that flooding is an issue.

Motion to deny application for Variance to the Zoning Ordinance at 401 State Street. Parcel No. 149E-0-29-263.000.

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

- L) Motion to approve Site Plan for 2200 Longfellow Drive.

Charlene Black represented the applicant for site plan approval.

Motion to approve Site Plan for 2200 Longfellow Drive.

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

- M) ROBERTS - Site Plan Approval for 1247 Highway 90.

David Roberts approached asking for site plan approval.

Motion to approve site plan for 1247 Highway 90.

<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

N) Dutri LLC - Motion to approve Site Plan Approval for 1009 Benigno Lane.

Charlene Black represented the applicant for site plan approval.

Motion to approve site plan for 1009 Benigno Lane.

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

#### Approve Minutes

A)

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

#### Adjournment

The meeting was closed at 8:12 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