

Public Hearing Minutes
For the
Board of Adjustments
January 06, 2014
5:45 P.M.
St. Mary Parish Courthouse Fifth Floor
Franklin, LA

The Board of Adjustments met in Regular Session on this date with Chairman Scott Berry presiding and the following members present: Commissioners Rodney Olander, S. Clevelin Broussard, Matthew Williamson, and John P. Davis. Absent were Commissioners Larry Hotard, and Alternate Wynord Thomas, Sr.

The purpose of the hearing was to receive written and/or oral comments relative to the following proposed variances:

Nonconforming Use Variance for Dugas Oil Co. Represented by James E. Bowling to deviate from Ord. #1738- to place a Manufactured Home (MH) in a Single Family Residential (SR) Zoned District at 15199 Hwy 182 W, Franklin, La.; *Parcel Id 2234781008.00, Lot por No 9 Columbia Subd Sq 1 BD D Lagrange – Hwy 90 – Barrilleaux – Columbia Subd Acq 37Q 247678 Improvements*

Nonconforming Use Variance for J.E.K. Representing Hellenic to deviate from Ord. #1738- for manufacturing distribution and sale of fire arm ammunition in a Conservation (CN) Zoned District at 1424, 1608, 1828 E Hwy 90, Bayou Vista, La.; *Parcel Id:*

-3014301198.00- Lot por Canal 6 also described as tract “AFGHBA” per Plat 11U 111844 containing 1.536 Ac situated in Sec 14 T16S R12E Acq 11U 111841

-3044301031.00- Lot por canal 6 also described as Tract “AFGHBA” per Plat 11U 111841 containing 1.536 Ac situated in Sec 13 T16S R12E Acq 11U 111841

-3044301024.00- Lot Tract “ABCD A” per Plat 11U 111841 containing 6.536 Ac situated in Sec 13 T16S R12E Acq 11U 118412

-3044301032.00- Lot por Canal 6 also described as Tract “AFGHBA” per Plat 11U 111841 containing 1.536 Ac Situated in Sec 12 T16S R12E Acq 11U 111841

-3044301022.00- Lot Tract “ABCD A” per Plat 11U 111841 containing 6.536 Ac situated in Sec 12 T16S R12E Acq 11U 118412

-3044301033.00- Lot por Canal 6 also described as Tract “AFGHBA” per Plat 11U 111841 containing 1.536 Ac situated in Sec 4 T16S R12E Acq 11U 111841

-3044301025.00- Lot Tract “ABCD A” per Plat 11U 111841 containing 6.536 Ac situated in Sec 4 T16S R12E Acq 11U 111841

-3044301034.00- Lot por Canal 6 also described as Tract “AFGHBA” per Plat 11U 111841 containing 1.536 Ac situated Sec 11 T16S R12E Acq 11U 111841

-3044301021.00 - Lot por Tract “ABCD A” per Plat 11U 111841 containing 6.536 Ac situated in Sec 11 T16S R12E Acq 11U 111841

-3044301020.00- Lot Tract “ADEFA” per Plat 11U 111841 Acq 11U 111841

There were no written and/or oral comments received regarding the proposed Non-Conforming Use on the above listed properties.

Chairman Scott Berry read the request for a Nonconforming Use Variance for Dugas Oil Co. Represented by James E. Bowling to deviate from Ord. #1738- to place a Manufactured Home (MH) in a Single Family Residential (SR) Zoned District at 15199 Hwy 182 W, Franklin, La.; *Parcel Id 2234781008.00, Lot por No 9 Columbia Subd Sq 1 BD D Lagrange – Hwy 90 – Barrilleaux – Columbia Subd Acq 37Q 247678 Improvements*

Mr. James Bowling stated that a Manufactured Home (MH) has been on the proposed property.

Mr. James Bowling stated the owner of the business; Timothy Rougeau came before the Board of Adjustments to get approval to place a Manufactured Home (MH) in a Single Family Residential Zoned District located at 15199 Hwy 182 on June 07, 2010.

Mr. James Bowling stated that Timothy Rougeau is moving out of the Manufactured Home (MH) and Mr. Bowling would like to move in to the Manufactured Home (MH). Mr. Bowling stated that they are just changing names of owners of the Manufactured Home (MH).

Mr. Timothy Rougeau stated when he applied for the variance in 2010 to put the Manufactured Home (MH) on the proposed property, Mr. Dan Hidalgo attended the Board of Adjustments meeting to put the stipulation that Mr. Timothy Rougeau would be the only person to occupy the Manufactured Home (MH) and when Mr. Timothy Rougeau moved out the Manufactured Home (MH) the Manufactured Home (MH) would have to be moved off the proposed property.

Mr. Timothy Rougeau stated that Mr. Bowling has been working for him for almost four (4) years and that he would like to sell the Manufactured Home (MH) to Mr. Bowling.

Mr. Timothy Rougeau also stated that while Mr. bowling is paying on the Manufactured Home (MH), they are asking to be allowed to leave the Manufactured Home (MH) on the proposed property.

Mr. Timothy Rougeau stated that Mr. Bowling is keeping an eye on his business while residing in the Manufactured Home (MH).

Mr. Timothy Rougeau stated once Mr. Bowling is finished paying off the Manufactured Home (MH) he would like to purchase a piece of property and move the Manufactured Home (MH) on it.

Chairman Scott Berry read he request for a Nonconforming Use Variance for J.E.K. Representing Hellenic to deviate from Ord. #1738- for manufacturing distribution and sale of fire arm ammunition in a Conservation (CN) Zoned District at 1424, 1608, 1828 E Hwy 90, Bayou Vista, La.; *Parcel Id:*

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Mr. Ernie Voisin stated that he is president of JEK Inc.

Mr. Ernie Voisin stated that they would like to build a distribution warehouse of ammunition on the proposed property.

Chairman Scott Berry questioned the location of the warehouse.

Mr. Carl Blum stated he is the architect for the project and that the property stretches from the pump station across from the casino truck stop all the way to the point and then almost all the way across to the Tampico's restaurant. Mr. Blum stated it is a triangle piece of property. Mr. Blum stated that the development of the property would be where the driveway is at Anthony St., which is the street on the side of the Fairview Cinema. It would allow access across the highway to have a safe intersection. Mr. Blum then stated they would go back to the east along the railroad track and the highway back towards the pump station.

Commissioner Rodney Olander questioned whether it would only be a warehouse.

Mr. Voisin stated that it would only be a warehouse.

Mrs. Tammy looked question whether he would still maintain the business he currently has that is on the same side as the truck stop.

Mr. Voisin stated he will keep his business by the truck stop.

Mrs. Tammy Luke stated Mr. Voisin will have two (2) locations.

Mr. Voisin stated that the current building is not big enough. Mr. Voisin stated that they own the building but they also have businesses in Morgan City, Berwick, and Patterson and is trying to condense it all into one building.

Mr. Voisin stated that they cannot keep enough employees and enough space.

Mr. Voisin stated that the building we have now will be used for offices and all merchandise will be brought across the street into the new warehouse.

Mr. Blum stated that currently Hellenic owns the proposed property and that a purchase agreement with JEK Inc. is pending.

Mr. Blum stated they had a wetland determination done on the proposed site, because it was a concern, but none of the property is wetland.

Commissioner S. Clevelin Broussard questioned whether they would manufacture anything in the warehouse.

Mr. Voisin stated that they would not be manufacturing anything in this facility at all, the facility is only a distribution, whole sale, and website for retail.

Commissioner S. Clevelin Broussard questioned if they will store ammunition.

Mr. Voisin stated they will store ammunition.

Commissioner S. Clevelin Broussard questioned whether it would be hazardous.

Mr. Voisin stated no ammunition is not considered hazardous, none of the ammunition they sale is hazardous.

Mr. Voisin stated that they do not sale any powder or any primers everything is loaded ammunition, ORND small arms.

Commissioner S. Clevelin Broussard questioned whether they will be making the ammunition at the warehouse.

Mr. Voisin stated no manufacturing will be done in the warehouse.

Commissioner S. Clevelin Broussard questioned what type of ammunition will be sold.

Mr. Voisin stated they will sell every type of ammunition known to man, all pistol calibers and raffle calibers.

Mr. Voisin stated they are the fourth largest distribution center in the United States.

Commissioner S. Clevelin Broussard question if the warehouse will be secured.

Mr. Voisin stated that they have a complete alarm system through ADT that monitors everything; the new system will have 24 hours camera monitors. Mr. Voisin also stated that the building will be fenced in, all except the parking lot.

Commissioner S. Clevelin Broussared questioned whether they would sell retail to the public.

Mr. Voisin stated that they do have a retail outlet across the street. They intend to keep the retail outlet at it's current location. Mr. Voisin stated that they are set up to sell retail out of the front of the building.

Mr. Voisin also stated that there will be no walk-in sales through our warehouse. Insurance does not allow that. If a customer wants it, as of now, they will walk into the front office, tell the secretary what they would like and then one of the warehouse guys will go and pull it.

Commissioner S. Clevelin Broussard questioned the monitoring system of buyers.

Mr. Voisin stated that it is not up to him to make that decision.

Mr. Voisin stated that you have to meet the qualification of purchase on the website.

Commisioner John P. Davis also questioned who would be able to purchase the ammunition, such as convicted felons, or can anyone go to the website and purchase the product.

Mr. Voisin stated again that he does not have the qualification to answer those questions.

Mr. Voisin stated that the ATF monitors and controls, that has nothing to do with their company.

Mrs. Tammy Luke stated that he has strict guidelines to follow. ATF regulates the company.

Mr. Voisin stated that on the website the customer has to answer questions, whether they are over the age of 18, date of birth, if their states require them to have a void card, or special authorization and Mr. Voisin has to have a copy of all of that on file.

Mr. Voisin stated that he can control the walk-ins and who it is sold to there and refuse to sell to anyone

Commissioner John P. Davis questioned if they would have a background check.

Chairman Scott Berry stated that it would be no different than walking into Walmart, Academy, or Cabella's and purchasing from there.

Commssioner S. Clevelin Broussard questioned the fire safety.

Mr. Carl Blum stated he engaged a special code consultant to research what the requirements were for a large storage area of ammunition, and found that it is no different than storing anything else according to the international building code and the life safety codes.

Mr. Blum also stated he will have to install a sprinkler system and fire alarm system, the typical things you would have in any large warehouse.

Mr. Carl Blum stated they will abide by any code requirements required by the fire marshal.

s/g Scott Berry _____

Scott Berry- Chairman

St. Mary Parish Board of Adjustments