

Board of Adjustments Meeting  
May 6, 2013  
6:00 p.m.  
St. Mary Parish Courthouse Fifth Floor  
Franklin, Louisiana

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

Alternate, John P. Davis pronounced the Invocation

Commissioner Mr. Larry Hotard led the Pledge of Allegiance.

Mrs. Tammy Luke stated that Mr. Tommy Ducote is coming before the board to inform the board that the Meche's were given a Variance in August of 2011 that was approved with the stipulation that the camper would be there for 18 months while an addition is being added to the existing house and they have not begun construction of the addition. The Variance expired in February of 2013. Mrs. Tammy Luke stated that we have notified the Meche's. The Meche's have come up here and disclosed with us various options that they would like to do. Mrs. Tammy Luke stated that unfortunately at this time they would not be able to proceed with the addition onto the house due to some financial hardship. Mrs. Tammy Luke also stated that they have spoken at length with our department with maybe subdividing the property and maybe moving a modular structure, or a Manufactured home (MH) on it but they have not made any permanent decision. Mrs. Tammy Luke also stated that after speaking to Mrs. Meche she did inform us that no one is actually living in the RV at this time that they are utilizing it as a game room for the children to watch TV, play games and etc. Mrs. Tammy Luke stated that we advised them that they cannot do this, it is a violation of our ordinance and that they will have to disconnect services including the TV service. Mrs. Tammy Luke stated that they can still leave the RV hooked up to the electrical because we do allow that for people who have RV's to be able to run their air conditioning and refrigerator but we don't allow them to connect to water and sewer or additional utilities. Mrs. Tammy Luke stated that they still have a little bit of time left of their 15 days and after that we will make sure they are disconnected.

Mr. Tommy Ducote stated that he represents The Wilmer Robicheaux Estate (along LaGrange Robicheaux Rd.) who developed the property. Mr. Tommy Ducote stated 18 months ago Mr. Broussard brought the idea of giving them 18 months to make the addition on their home. Mr. Tommy Ducote stated not one time did the Meche's attempt to begin construction. Mr. Tommy Ducote stated that the RV is still being lived in regardless of what is being said. Mr. Tommy Ducote stated that he researched the covenant of the subdivision and the convenance states residents in this subdivision are restricted to one single family dwelling, No double cottages, duplexes, or apartment houses may be moved on said lots or constructed there. Mr. Tommy Ducote stated that he built his house back in 1988 with the anticipation that it would increase in value things like this is starting to decrease the value which in turn hurts the parish with its tax base. Mr. Tommy Ducote stated that the parish council has adjusted some laws on their road and allow every truck traffic down there, that also decreased the value of the property. Mr. Tommy Ducote stated that no one is following the covenant or the parish law. Mr. Tommy Ducote stated that people come after the fact to apply for a variance and there is no penalty for it.

Mr. Tommy Ducote stated that it is a Fema RV and his understanding is that there is no sewer tank attached so it would not be classified as an RV.

Commissioner S. Clevelin Broussard stated that the board would not have any action on this because they would have to be notified and come before the board but does not need to because the time has expired.

Mrs. Tammy Luke stated that the next course of action would not go before this board. The next course of action would be, if they remain in violation and do not adhere to our parish requirements then we would have to proceed to our adjudication bureau which would have to call a court type meeting. Mrs. Tammy Luke stated that they can apply for additional request for another variance. However they cannot utilize the RV until they get another variance.

Commissioner S. Clevelin Broussard moved that the reading of the minutes of the monthly meeting, March 4, 2013 be dispensed with and that the same be approved. Commissioner Larry Hotard seconded the motion, which carried.

Chairman Scott Berry read the request for a Nonconforming Use Variance request for Thane Aucoin to place an Eight (8) Lot Manufactured Home Park in a Heavy Industrial (HI) Zoned District and to deviate from Ord. #1738- Article 4 Development Standards-Section G- Manufactured Homes-(5), (6A) and (6B) located at 3317 Lake Palourde Rd, Amelia, Sec. 11-Sec. 14, T16S R13E; *Parcel Id# 3524301001.00-49.90* ac por 309.18 ac Tract BD D. C. Walsh & Lake Palourde-St. Rt. 894-F. Lenormand- West Line Sec. 11 & 14 situated in Sec.11 T16S R13E Acq. 42H 265361; *Parcel Id# 3524301002.00-18.09* por 309.18 ac Tract BD D. C. Walsh & Lake Palourde-St. Rt. 894-F Lenormand- West Line Sec. 11 & 14 situated in Sec. 14 T16S-R13E Acq. 42H 65361

Following a discussion relative to the matter, Commissioner Rodney Olander motioned to grant the request for a Nonconforming Use Variance for Thane Aucoin to place an Eight (8) Lot Manufactured Home Park in a Heavy Industrial (HI) Zoned District and to deviate from Ord. #1738- Article 4 Development Standards-Section G- Manufactured Homes-(5), (6A) and (6B) located at 3317 Lake Palourde Rd, Amelia, Sec. 11-Sec. 14, T16S R13E; *Parcel Id# 3524301001.00-49.90* ac por 309.18 ac Tract BD D. C. Walsh & Lake Palourde-St. Rt. 894-F. Lenormand- West Line Sec. 11 & 14 situated in Sec.11 T16S R13E Acq. 42H 265361; *Parcel Id# 3524301002.00-18.09* por 309.18 ac Tract BD D. C. Walsh & Lake Palourde-St. Rt. 894-F Lenormand- West Line Sec. 11 & 14 situated in Sec. 14 T16S-R13E Acq. 42H 65361

Commissioner S. Clevelin Broussard seconded the motion, which carried by the following 4-0-0-1 Roll Call Vote:

Yeas: Rodney Olander, S. Clevelin Broussard, Matthew Williamson, and Larry Hotard

Nays: None

Abstained: None

Absent: Wynord Thomas, Sr.

Chairman Scott Berry, read the request for a Nonconforming Use Variance for Dale Wilson, Sr. to place a MAnufactured Home in a Single Family Residential (SR) Zoned District located at 417 Ricohoc Dr., Fanklin, La., Sec. 6-Sec. 7, t15S R11E, *Parcel Id# 2654361022.00*-Lot por Tract "ABCDEFGHA" per Plat 33C 229743 situated in Sec. 6 T15S R11E Acq. 33C 229743; *Parcel Id# 2654361023.00*-Lot por Tract "ABCDEFGHA" per Plat 33C 229743 situated in Sec.7 T15S R11E Acq. 33C 229743

Following a discussion relative to the matter, Commissioner Larry Hotard motioned to grant the request for a Nonconforming Use Variance for Dale Wilson, Sr. to place a MAnufactured Home in a Single Family Residential (SR) Zoned District located at 417 Ricohoc Dr., Fanklin, La., Sec. 6-Sec. 7, t15S R11E, *Parcel Id# 2654361022.00*-Lot por Tract "ABCDEFGHA" per Plat 33C 229743 situated in Sec. 6 T15S R11E Acq. 33C 229743; *Parcel Id# 2654361023.00*-Lot por Tract "ABCDEFGHA" per Plat 33C 229743 situated in Sec.7 T15S R11E Acq. 33C 229743 Commissioner Rodney Olander seconded the motion, which carried by the following 4-0-0-1 Roll Call Vote:

Yeas: Rodney Olander, S. Clevelin Broussard, Matthew Williamson, and Larry Hotard,

Nays: None

Abstained: None

Absent: Wynord Thomas, Sr.

There being no further business, Commissioner Mr. S. Clevelin Broussard moved for adjournment, Commissioner Mr. Larry Hotard seconded the motion, which carried.

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Scott Berry, Chairman  
St. Mary Parish Board of Adjustments