

Planning & Zoning Commission
Regular Meeting
January 26, 2015
6:00 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

The Planning & Zoning Commission met on this date with Chairman Paul Gil presiding, and the following members present: Barry Druilhet, Deborah Tabor, Jimmy Wiley, Danny Lipari, James Bennett, Jr. and Kimberly Cossey Saucier.

Mr. Lipari led the Invocation.

Mr. Bennet led the Pledge of Allegiance.

Nominations were opened for Chairman and Vice Chairman for the Planning & Zoning Commission.

Mr. Druilhet moved that Paul Gil be nominated as Chairman for the Planning & Zoning Commission for the year 2015. Mr. Bennett seconded the motion to appoint Mr. Gil as Chairman for the Planning & Zoning Commission for the year 2015 which carried with the following 6-0-0-0 Roll Call Vote:

Yeas: Barry Druilhet, Deborah Tabor, Jimmy Wiley, James Bennett, Jr., Danny Lipari and Kimberly Saucier

Nays: None

Abstained: None

Absent: None

Mr. Bennett moved that Barry Druilhet be nominated as Vice-Chairman for the Planning & Zoning Commission for the year 2015. Mr. Gil seconded the motion to appoint Mr. Druilhet as Vice-Chairman for the Planning & Zoning Commission for the year 2015 which carried with the following 6-0-0-0 Roll Call Vote:

Yeas: Deborah Tabor, Jimmy Wiley, James Bennett, Jr., Danny Lipari, Paul Gil and Kimberly Saucier

Nays: None

Abstained: None

Absent: None

Mr. Druilhet moved that the reading of the minutes of the Regular Meeting, November 17, 2014 be dispensed with and that the same be approved. Mrs. Saucier seconded the motion which carried.

Chairman Paul Gil read the request for Final Subdivision Request for a Subdivision/Development Approval of property for Francis M. Accardo in an Agricultural Zoned District located at 1617 Prairie Road Circle, Centerville, LA; *Parcel Id# 2474501009.00*-Sec. 37 T15S R10E; 18.73 Ac Por Tract “EFGHIJKLMNOE” per plat 41N 262386 Acq. 41S 263092.

Mrs. Tammy Luke, Planning & Zoning Director, stated that Mr. Boudreaux is present to represent Mr. Accardo. Mrs. Luke stated that the fire plugs have not been installed. The fire plugs must be ordered by the Water District, which is procedure.

Mr. Druilhet questioned the time frame for installation to be complete.

Mrs. Luke stated an exact time frame for installation is unknown.

Mr. Gil questioned whether all other requirements are met.

Mrs. Luke stated that all other requirements are met.

Mr. Druilhet made a motion to approve the request for Final Subdivision/Development Approval of property for Francis M. Accardo in an Agricultural Zoned District located at 1617 Prairie Road Circle, Centerville, LA; *Parcel Id# 2474501009.00*-Sec. 37 T15S R10E; 18.73 Ac Por Tract “EFGHIJKLMNOE” per plat 41N 262386 Acq. 41S 263092.

Mr. Lipari seconded the motion which carried with the following 6-0-0 Roll Call Vote:

Yeas: Barry Druilhet, Deborah Tabor, Jimmy Wiley, James Bennett, Jr., Danny Lipari and Kimberly Cossey Saucier

Nays: None

Abstained: None

Absent: None

Chairman Paul Gil read the request for Rezoning of Property by Rebecca Hayes representing Shelia Tauriac, Diane Salone & Ada Pellerin Estate located at 879 Verdunville Rd., Franklin, LA from Single Family (SR) Residential Zoned District to Existing Neighborhood (EN2) Zoned District. Sec. 4 T15S R10E; *Parcel Id# 2564561125.00*- .68 Ac por Tract *BD S Fuselier-Grand Lak A Verdun-Road lying South of Verdunville Rd Acq 35I 238428*.

Mrs. Rebecca Hayes stated that her current residence needs repair and is not livable. Therefore, Mrs. Hayes intends to place a manufactured home on the proposed property to reside in.

Mrs. Saucier questioned the number of manufactured homes that will be placed on the proposed property.

Mrs. Hayes stated that she will only move one (1) manufactured home on the property.

Mrs. Luke stated that the proposed property is family owned property but is not the main family property. There are several parcels of property that is owned by the family. The

proposed property is a strip of property that is not wide enough to have multiple structures. The rear of the proposed property is wooded and is also in a flood zone.

Mrs. Tabor questioned whether there are existing manufactured homes in the area.

Mrs. Luke stated that there are several existing manufactured homes in the area that are grandfathered in.

Mr. Bennett questioned what is currently on the proposed property.

Mrs. Luke stated that the property is vacant.

Mr. Bennett questioned access to fire hydrants and utilities.

Mrs. Luke stated that access to existing fire hydrants and utilities are available.

Mr. Druilhet made a motion to approve the request for Rezoning of Property by Rebecca Hayes representing Shelia Tauriac, Diane Salone & Ada Pellerin Estate located at 879 Verdunville Rd., Franklin, LA from Single Family (SR) Residential Zoned District to Existing Neighborhood (EN2) Zoned District. Sec. 4 T15S R10E; *Parcel Id# 2564561125.00- .68 Ac por Tract BD S Fuselier-Grand Lak A Verdun-Road lying South of Verdunville Rd Acq 35I 238428.* Mr. Bennett seconded the motion which carried with the following 6-0-0-0 Roll Call Vote:

Yeas: Barry Druilhet, Deborah Tabor, Jimmy Wiley, James Bennett, Jr., Danny Lipari and Kimberly Cossey Saucier

Nays: None

Abstained: None

Absent: None

Chairman Paul Gil read the request for Rezoning of Property by Hebert Management & Land Company, LLC (formally Grizzaffi Capital Holdings, LLC) located at 401 Arlington St., Bayou Vista, LA from Existing Neighborhood (EN) Zoned District to General Commercial (GC) Zoned District. Sec. 12 & 13 T16S R12E.

- 30114301027.00-.86 ac tract por of 5.00 ac Tract "BCDE" per Plat 11D 107188 Acq. 43O 271167,

- 3014301029.00- Lot por BD Westside Investment Inc-S Spitale-Arlington St-Grizzaffi situated in Sec. 13 T16S R12E Acq. 43O 271167 &

- 3014301030.00-Lot por BD Westside Investment Inc-S Spitale-Arlington St-Grizzaffi situated in Sec. 12 T16S R12E Acq. 43O 271167.

Mr. Patrick Hebert stated that he owns several storage facilities in the area.

Mr. Patrick Hebert stated that he has purchased the proposed property with the intention to construct storage facilities. Mr. Hebert submitted a plan of the storage facilities to the board. Mr. Hebert explained that the plan shows the entire property and the construction of the storage facilities in two (2) phases. Mr. Hebert stated that he has met with most adjacent property owners to discuss his intentions. Mr. Hebert stated that the adjacent property

owners that he met with have signed a letter of no objection to the intention of constructing storage facilities on the proposed property.

Mrs. Saucier questioned the living area indicated on the plan.

Mr. Patrick Hebert stated that there will not be any living structures on the property. Mr. Hebert explained that the computer program that he used to draw the plan automatically defaults any square diagram to show as a living area and that this is an error on the plan.

Mr. Druilhet questioned the design of Phase II.

Mr. Patrick Hebert stated that the proposed storage facility will be similar to his existing storage facility that is currently located behind the proposed property.

Mr. Patrick Hebert stated that the neighbors concern is drainage.

Mr. Patrick Hebert explained that the previous property owner added dirt which is causing a drainage issue for the neighbors and that water is currently draining off the property and flooding the neighbor's property. Mr. Hebert stated that he will install gutters with down spouts on all the buildings that will drain in the underground drainage. The road to access the storage facility will be designed to slope and drain into catch basins that drain to the front of the property to solve the current drainage issue. Mr. Hebert stated that the property will not drain on neighboring property.

Mr. Bennett made a motion to approve the request for Rezoning of Property by Hebert Management & Land Company, LLC (formally Grizzaffi Capital Holdings, LLC) located at 401 Arlington St., Bayou Vista, LA from Existing Neighborhood (EN) Zoned District to General Commercial (GC) Zoned District. Sec. 12 & 13 T16S R12E.

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- 3014301030.00-Lot por BD Westside Investment Inc-S Spitale-Arlington St-Grizzaffi situated in Sec. 12 T16S R12E Acq. 43O 271167. Mr. Lipari seconded the motion which carried with the following 5-0-1-0 Roll Call Vote:

Yeas: Barry Druilhet, Deborah Tabor, Jimmy Wiley, James Bennett, Jr. and Danny Lipari

Nays: None

Abstained: Kimberly Cossey Saucier

Absent: None

Chairman Paul Gil read the request for Rezoning of Property by Bargain Barn (Marnie Vaughan) located at 103 Big Bear Ln., Franklin, LA from Existing Neighborhood (EN) Zoned District to General Commercial (GC) Zoned District. Sec. 13 T14S R9E. *Parcel Id#2144801042.00*-Lot 12 Junius Hebert Subd per Plat 15U 140823 Acq. 42A 264370 Improvements.

Mrs. Marnie Vaughan, owner of the Bargain Barn, stated that the Bargain Barn has been in business for 16 years and that there is parking issues. Mrs. Vaughan stated that for the last 16 years, customers have parked along Yokely Rd. and also has access to park on the trailer park road right of way. Mrs. Vaughan stated that she has tried to alleviate parking along Yokely Rd. by having customers park on the trailer park road right of way. Mrs. Vaughan submitted a picture to the board showing the property and location of the business and explained that the highlighted area is property that she owns. Mrs. Vaughan stated that she and her two (2) siblings own 66 percent of the trailer park road.

Mrs. Saucier questioned whether all highlighted property as shown on the picture submitted is owned by Mrs. Vaughan.

Mrs. Vaughan stated that she and her husband own the property that is highlighted on the picture that she submitted.

Mrs. Vaughan stated that she and her husband own 33 percent of the trailer park road, her uncle Jackie Hebert owns 33 percent of the trailer park road and her sister and brother own 33 percent of the trailer park road, which was signed over to Mrs. Vaughan allowing her to have use of it.

Mrs. Vaughan stated that she built the new building to use for personal storage and to store items from the existing Bargain Barn. The new building does not have electricity or plumbing. Mrs. Vaughan stated that she was leasing a storage building in Baldwin but decided not to renew the lease but instead to build her own building for storage. Mrs. Vaughan stated that she started storing the bigger items from the existing Bargain Barn into the new building then learned that this use is considered commercial.

Mrs. Vaughan stated that she has installed cement bumpers / car stops for parking on the side of the new building. Mrs. Vaughan stated that the parking allows for larger vehicles such as suburban's and trucks to park and not block the trailer park road. Mrs. Vaughan stated that there is a 60 foot right of way and that she owns the land on both sides of the trailer park road and maintains the trailer park road. Mrs. Vaughan stated that she intends to haul limestone to install the parking on the side of the new building to alleviate parking along Yokely Road. Mrs. Vaughan stated that the customers for the existing Snowball stand park along Yokely Road, buy a snowball and leave. Therefore, their parking is limited.

Mrs. Vaughan stated that the Snowball stand has been in business for the last 10 years. Mrs. Vaughan also stated that there has never been an accident on Yokely Road due to customers parking on the road at the Snowball stand or the existing Bargain Barn. Mrs. Vaughan stated that she has a million dollar liability insurance for the existing Bargain Barn and also a million dollar liability insurance for the Snowball stand.

Mrs. Saucier questioned whether the new building will be Bargain Barn II or whether the new building will be used just for storage.

Mrs. Vaughan stated that the new building will be intended for her customers to access the building. Mrs. Vaughan stated that she will have 11 ½ parking spaces, as required. One handicap parking space will be located in the front along with six (6) regular parking spaces and one and a half (1 1/2) parking spaces for loading. The remaining parking spaces will be located on the side of the building.

Mrs. Saucier questioned whether there was any other opposition for the Rezone request.

Mrs. Luke stated that the Planning & Zoning Department has not received any other opposition other than Mr. Jackie Hebert, who is present.

Mrs. Vaughan stated that the parking will not be any different than what she normally has.

Mrs. Vaughan stated that she is not getting an overflow of business.

Mrs. Saucier stated that her concern is what will happen after Mrs. Vaughan retires and what type of business may be able to open there once the property is rezoned.

Mrs. Vaughan stated that there is no intention of opening a bar.

Mrs. Vaughan stated that the property is family owned property and that the family owns property from the front of the road to the railroad track.

Mrs. Vaughan stated that she does not intend to open any other business other than the Bargain Barn and that when she retires, her children will inherit the business. If the Bargain Barn ever closes they will use it to store their personal belongings.

Mr. Druilhet questioned whether Mrs. Vaughan discussed her plans with Mr. Jackie Hebert to see if they can come to an agreement.

Mrs. Vaughan stated that Mr. Jackie Hebert is her neighbor and her uncle but he has stated that he is in opposition of the Rezone request to allow for another commercial business.

Mr. Bennett questioned whether Mr. Jackie Hebert has any other opposition other than the concern that the rezoning may allow for a bar.

Mr. Jackie Hebert appeared before the board to express opposition for the Rezone request for Property by Bargain Barn (Marnie Vaughan) located at 103 Big Bear Ln., Franklin, LA from Existing Neighborhood (EN) Zoned District to General Commercial (GC) Zoned District. Mr. Hebert stated that he is concerned with liability issues that he will be imposed with.

Mrs. Vaughan stated that you have to be negligent in order to be liable.

Mrs. Tabor stated that she does not understand what liability Mr. Jackie Hebert is concerned with.

Mrs. Luke stated that if there is an issue concerning liability, both parties should seek an attorney for legal advice.

Mr. Jackie Hebert stated that there has never been any parking on the trailer park road. Instead, the entrance to the trailer park road (off of Yokely Rd.) is being blocked by customers from the Bargain Barn.

Mrs. Vaughan agreed that the customers do block the trailer park road and that she is trying to alleviate this issue by installing additional parking in the front and on the side of the building.

Mr. Bennett stated that he understands that Mrs. Vaughan is trying to install additional parking to help with the issue of blocking the trailer park road. Mr. Bennett suggested installing no parking signs or have the customers move their cars.

Mrs. Vaughan stated that she has installed signs and has had customers move their cars in the past.

Mr. Bennett questioned how many parking spaces does Mrs. Vaughan intend to create.

Mrs. Vaughan stated that she intends to have eight and a half (8 ½) parking spaces at the new building and seven (7) on the side of the new building.

Mrs. Saucier questioned the hours of operation.

Mrs. Vaughan stated that the current hours of operation are Monday thru Friday from 10 a. m. to 2:30 p. m. and that the business is closed on cold or rainy days.

Mr. Bennett questioned the number of vehicles that park on the trailer park road.

Mrs. Meagan Louviere, who resides on Yokely Road, appeared before the board to express opposition to the Rezone request for Property by Bargain Barn (Marnie Vaughan) located at 103 Big Bear Ln., Franklin, LA from Existing Neighborhood (EN) Zoned District to General Commercial (GC) Zoned District. Mrs. Louviere stated that she counted ten cars parked at the Bargain Barn at the same time today.

Mrs. Vaughan stated that there were actually 13 cars parked at one time today, that were parked on the side and in the front of the building.

Mrs. Saucier questioned whether the parking spaces were currently available.

Mrs. Vaughan stated that she cannot install the limestone until the Rezone request is granted.

Mrs. Saucier stated that these are customers who are parking at the existing Bargain Barn, which is grandfathered in.

Mrs. Vaughan stated that the existing Bargain Barn has been operating for 16 years and that when she arrives with a new shipment of merchandise the customers park on the road and do block the trailer park road.

Mr. Jackie Hebert stated that the customers are parking on the state right of way, blocking the entrance to the trailer park road.

Mr. Wiley stated that the customers can park on the right of way on the parish road and that the liability begins when they park on the personal property.

Mr. Jackie Hebert stated that the trailer park road is a private road.

Mr. Wiley questioned whether the property is family owned.

Mrs. Vaughan stated that the trailer park road is owned by herself, her sister, her brother and her uncle, Mr. Jackie Hebert. Mrs. Vaughan stated that she and her two siblings own 66 percent of the road and that Mr. Jackie Hebert owns 33 percent of the road.

Mr. Lipari questioned whether the additional parking spaces will alleviate parking on the road.

Mrs. Vaughan stated that the additional parking spaces will alleviate parking on the road.

Mr. Lipari questioned whether the additional parking spaces will be on Mrs. Vaughan's property.

Mrs. Vaughan stated that the additional parking spaces will be on the right of way and on her property. Mrs. Vaughan stated that the proposed parking will not overhang onto the trailer park road. Mrs. Vaughan stated that it is her understanding that the road has 60 feet of right of way and that she has maintained the right of way and the road.

Mrs. Tabor questioned whether additional parking, other than the 11 ½ that is required, can be added.

Mrs. Vaughan stated that 15 parking spaces can be created between the two (2) Bargain Barns and will not be on the trailer park road.

Mrs. Saucier made a motion to postpone the request for Rezoning of Property by Bargain Barn (Marnie Vaughan) located at 103 Big Bear Ln., Franklin, LA from Existing Neighborhood (EN) Zoned District to General Commercial (GC) Zoned District, until a letter from their attorney(s) concerning the liability issues on the private road is received. Mrs. Tabor seconded the motion which carried with the following 6-0-0-0 Roll Call Vote:

Yeas: Barry Druilhet, Deborah Tabor, Jimmy Wiley, James Bennett, Jr., Danny Lipari and Kimberly Cossey Saucier

Nays: None

Abstained: None

Absent: None

Mr. Jackie Hebert stated that he will not hire an attorney.

Mr. Gil questioned whether a stipulation can be placed on a Rezone.

Mrs. Luke stated that she would have to seek advice of an attorney.

Chairman Paul Gil read the request for Preliminary & Final Subdivision Approval for a Subdivision of Property for Jason Reitmeyer Represented by Nathaneal Clark, III and Ed Roe in a Single Family (SR) Residential Zoned District located at 280 Foxglove Dr., Patterson, LA. Sec. 20 T15S R11E; Parcel Id#2864401198.00- Lot 8 Hedgerow Subd. Phase 2 Blk. G per Plat 197 305647 Acq. 29C 213879.

Mr. Nathaneal Clark, III and Mr. Ed Roe appeared before the board to explain that they intend to purchase property adjacent to theirs on Foxglove Dr. to increase yard space. Mr. Roe stated that he intends to acquire two thirds (2/3) of the proposed property and Mr. Clark will acquire one third (1/3) of the proposed property.

Mrs. Saucier questioned whether they intend to place a home on the proposed property or will acquire the property just to increase yard space.

Mr. Roe stated that they both will acquire the property with the intent to increase yard space for both of their existing property.

Mr. Clark submitted a list of signatures from neighbors in favor of the subdivision request.

Mrs. Saucier made a motion to approve the request for Preliminary & Final Subdivision Approval for a Subdivision of Property for Jason Reitmeyer Represented by Nathaneal Clark, III and Ed Roe in a Single Family (SR) Residential Zoned District located at 280 Foxglove Dr., Patterson, LA. Sec. 20 T15S R11E; *Parcel Id#2864401198.00*- Lot 8 Hedgerow Subd. Phase 2 Blk. G per Plat 197 305647 Acq. 29C 213879. Mr. Lipari seconded the motion which carried with the following 6-0-0-0 Roll Call Vote:

Yeas: Barry Druilhet, Deborah Tabor, Jimmy Wiley, James Bennett, Jr., Danny Lipari and Kimberly Cossey Saucier

Nays: None

Abstained: None

Absent: None

Chairman Paul Gil read the request for Preliminary Subdivision /Development Approval for Coastal RV, LLC for a 90 Lot RV Park with A Bath House and Office in an Existing Neighborhood (EN) Zoned District located at 2801 Lake Palourde Rd., Amelia, LA; Sec.14 T16S R13E; *Parcel Id#3524281119.00*- 5.50 Ac Tract por of 17.00 Ac Tract BD D Daigle-Shell Rd-J Barras-Aucoin lying east of Lake Palourde Road and West of Amelia Road Acq 287 317913.

Mr. Kevin Byer, T. Baker Smith is representing Coastal RV, LLC for a 5 ½ acre RV Lot located in Amelia. My Byer stated that a drainage study and site plan has been submitted to St. Mary Parish's Planning & Zoning Department.

Mr. Druilhet questioned whether all requirements have been met.

Mrs. Roshonda Bourgeois, Planning & Zoning Clerk, stated that the drainage study has been approved.

Mr. Byer stated that the site is designed for the ten (10) year storm event.

Mr. Druilhet questioned the nearest fire hydrant.

Mr. Byer stated that the plan is to connect into the existing district's eight (8) inch water line that runs across the property and install fire hydrants along this eight (8) inch water main down to Lake Palourde Bypass Road and to Lake Palourde Road and then "T" off to the three (3) inch water line to service the Recreational Vehicles. Fire Hydrants will be installed approximately every 300 feet. Lighting will be installed at the entrances, office building and two (2) dimer lights will be installed in the middle at the green spaces. Sewer will tie into the local sewer commission lines.

Mrs. Luke stated that the request is for Preliminary approval and that all requirements for the preliminary phase have been met.

Mrs. Luke stated that green space is in the middle. It is required to have a certain square footage of green space, which has been met.

Mr. Byer stated that the green space has been spaced out due to the water and sewer commissions' eight (8) inch sewer gravity line that runs a third of the way down on the western side of the property. Access has been designed to provide maintenance service to the commission for that sewer and water line. Mr. Byer stated that there will be a continuous fence around the property.

Mr. Druilhet made a motion to approve the request for Preliminary Subdivision /Development Approval for Coastal RV, LLC for a 90 Lot RV Park with a Bath House and Office in an Existing Neighborhood (EN) Zoned District located at 2801 Lake Palourde Rd., Amelia, LA; Sec.14 T16S R13E; *Parcel Id#3524281119.00*- 5.50 Ac Tract por of 17.00 Ac Tract BD D Daigle-Shell Rd-J Barras-Aucoin lying east of Lake Palourde Road and West of Amelia Road Acq 287 317913. Mr. Lipari seconded the motion which carried with the following 6-0-0-0 Roll Call Vote:

Yeas: Barry Druilhet, Deborah Tabor, Jimmy Wiley, James Bennett, Jr., Danny Lipari and Kimberly Cossey Saucier

Nays: None

Abstained: None

Absent: None

There being no further business, Mr. Druilhet moved for adjournment. Mr. Lipari seconded the motion, which carried.

s/g Paul Gil

Chairman Paul Gil
St. Mary Parish Planning and Zoning Commission