

Planning & Zoning Commission  
Regular Meeting  
October 15, 2018  
6:00 p.m.  
St. Mary Parish Courthouse Fifth Floor  
Franklin, Louisiana

The Planning & Zoning Commission met on this date with Chairman Barry Druilhet presiding, and the following members present: Kimberly Saucier, Jimmy Wiley, Danny Lipari, Joshua Montgomery, Jeremy Chesteen, and Glynn Pellerin.

Mr. Druilhet announced the appointment of new board member Mr. Glynn Pellerin.

Mr. Lipari pronounced the Invocation and led the Pledge of Allegiance.

Mr. Lipari moved that the reading of the minutes of the Regular Meeting, August 20, 2018 be dispensed with and that the same be approved. Mr. Chesteen seconded the motion, which carried.

Mr. Blaine Aucoin appeared before the board to discuss concerns about the Rezoning of property by Aaerco of Louisiana from Heavy Industrial (HI) Zoned District to Existing Neighborhood (EN2) Zoned District located at 10501 Hwy. 182, Amelia, LA-Sec. 46 T16S R13E; Parcel Id# 3494221056.00- Lot 1 Sidney M Moffett ET UX Blk 3 per Plat 251 312968 Acq. 126 295760.

Mr. Aucoin stated that he owns two (2) acres of property to the north of the proposed rezone and also has interest in the property to the east. Mr. Aucoin explains that the property to the east is currently a Recreational Vehicle (RV) Park. Mr. Aucoin stated that he purchased the land to the north with intentions to expand the RV Park; however, due to the economy he has not started the expansion. Mr. Blaine stated that he is concerned that the rezoning of the property may hinder his future plans for the expansion of his RV Park.

In response to Mr. Lipari's inquiry, Mr. Aucoin stated that Mr. Sid Moffett owns the property of the proposed rezone.

In response to Mr. Aucoin's inquiry, Mr. Druilhet stated that the board is currently unable to give an answer to whether or not the rezone would affect the future plans to extend the RV Park.

Planning & Zoning Director, Mrs. Tammy Luke, stated that she does not foresee any issues since there is an existing RV Park; however, Mrs. Luke explained that she does not have the right to vote.

In response to Mr. Lipari's inquiry, Mrs. Luke stated that the property located at 10501 Hwy. 182 is also on the agenda for a subdivision request since only one (1) manufactured home per lot is allowed in an Existing Neighborhood (EN2) Zoned District. The buyers' intentions are to place two (2) manufactured homes on the property.

Mr. Aucoin explained that he had trouble starting the first phase of the RV Park due to residents that opposed. The Planning and Zoning Commission denied the request; however, the Parish Council overturned the vote.

Mrs. Luke stated that the RV Park has been there for several years. Since then the ordinance has changed and has certain requirements to allow for an RV Park. Mrs. Luke stated that she has never received any complaints about Mr. Aucoin's RV Park.

Mr. Druilhet read the request for Rezoning of property by Aaerco of Louisiana from Heavy Industrial (HI) Zoned District to Existing Neighborhood (EN2) Zoned District located at 10501 Hwy. 182, Amelia, LA-Sec. 46 T16S R13E; Parcel Id# 3494221056.00- Lot 1 Sidney M Moffett ET UX Blk 3 per Plat 251 312968 Acq. 126 295760.

Mr. Sid Moffett appeared before the board to discuss the request for Rezoning of property by Aaerco of Louisiana from Heavy Industrial (HI) Zoned District to Existing Neighborhood (EN2) Zoned District located at 10501 Hwy. 182, Amelia, LA-Sec. 46 T16S R13E; Parcel Id# 3494221056.00- Lot 1 Sidney M Moffett ET UX Blk 3 per Plat 251 312968 Acq. 126 295760.

Mr. Moffett stated that Aaerco of Louisiana is proposing a subdivision of the property with intentions to sell it. The prospective buyers, who are in attendance, Mr. Chester and Mrs. Robin plan to place two (2) manufactured homes on the property.

In response to Mrs. Saucier's inquiry, Mr. Moffett stated that he did not recall informing the prospective buyers of a possible RV Park expansion.

Mrs. Robin, one of the prospective buyers, stated that they did not have any objection to the expansion of the RV Park.

Mrs. Luke explained that if the board approves Preliminary and Final Subdivision she will not be able to sign the plat until the Rezone is approved. Furthermore, if the Rezone is denied Mrs. Luke would not be able to sign the plat.

Mr. Lipari made a motion to approve the request for the request for Rezoning of property by Aaerco of Louisiana from Heavy Industrial (HI) Zoned District to Existing Neighborhood (EN2) Zoned District located at 10501 Hwy. 182, Amelia, LA-Sec. 46 T16S R13E; Parcel Id# 3494221056.00- Lot 1 Sidney M Moffett ET UX Blk 3 per Plat 251 312968 Acq. 126 295760. Mr. Wiley seconded the motion, which carried by the following 6-0-0-0 Roll Call Vote:

Yeas: Kimberly Saucier, Jimmy Wiley, Danny Lipari, Joshua Montgomery, Jeremy Chesteen, and Glynn Pellerin

Nays: None

Abstained: None

Absent: None

Mr. Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Aaerco of Louisiana in a Heavy Industrial (HI) Zoned District located at 10501 Hwy. 182, Amelia, LA-Sec. 46 T16S R13E; Parcel Id# 3494221056.00- Lot 1 Sidney M Moffett ET UX Blk 3 per Plat 251 312968 Acq. 126 295760.

In response to Mr. Lipari's inquiry, Mrs. Luke stated that all of the requirements have been met.

Mr. Lipari made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Aaerco of Louisiana in a Heavy Industrial (HI) Zoned District located at 10501 Hwy. 182, Amelia, LA-Sec. 46 T16S R13E; Parcel Id# 3494221056.00- Lot 1 Sidney M Moffett ET UX Blk 3 per Plat 251 312968 Acq. 126 295760. Mr. Wiley seconded the motion, which carried by the following 6-0-0-0 Roll Call Vote:

Yeas: Kimberly Saucier, Jimmy Wiley, Danny Lipari, Joshua Montgomery, Jeremy Chesteen, and Glynn Pellerin

Nays: None

Abstained: None

Absent: None

Mr. Druilhet read the request for a Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Francis Accardo in an Agricultural (AG) Zoned District located at 1617 Prairie Rd. Cir., Centerville, LA-Sec. 37 T15S R10E; Parcel Id# 2474501009.00- 14.59 Ac por Tract "EFGHIJKLMNOE" per Plat 41N 262386 Acq. 351 327300.

In response to Mrs. Saucier's inquiry, Mr. Luke stated that Mr. Accardo intends to sell a portion of his property to an adjacent landowner and that the properties will be land hooked.

Mrs. Saucier made a motion to approve the request for a Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Francis Accardo in an Agricultural (AG) Zoned District located at 1617 Prairie Rd. Cir., Centerville, LA-Sec. 37 T15S R10E; Parcel Id# 2474501009.00- 14.59 Ac por Tract "EFGHIJKLMNOE" per Plat 41N 262386 Acq. 351 327300. Mr. Montgomery seconded the motion, which carried by the following 6-0-0-0 Roll Call Vote:

Yeas: Kimberly Saucier, Jimmy Wiley, Danny Lipari, Joshua Montgomery, Jeremy Chesteen, and Glynn Pellerin

Nays: None

Abstained: None

Absent: None

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

S/G Barry Druilhet

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Chairman Barry Druilhet  
St. Mary Parish Planning and Zoning Commission