

Board of Adjustments  
Public Hearing Minutes  
October 3, 2016  
5:45 p.m.  
St. Mary Parish Courthouse Fifth Floor  
Franklin, Louisiana

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

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

Willie Plaisance for a Lot Depth Variance from the Required 100 ft. to 75 ft. & 71.03 ft. and a Side Yard Setback Variance from the Required 5 ft. to 3.8 ft. in an Existing Neighborhood (EN2) Zoned District located at

-500 Clark Rd. & 1414 South Rd., Bayou Vista, LA-Sec. 20 T15S R12E-

Parcel Id#- 3014321213.00- Lot por No. 18-W Clarke Bayou Vista Subd. situated in Sec. 20 T15S R12E Acq. 337 325206,

-500 Clarke Rd., Bayou Vista, LA- Sec. 21 T15S R12E-

Parcel Id#- 3014321212.00- Lot por No. 18W Clarke Bayou Vista Subd. Situated in Sec. 21 T15S R12E Acq. 337 32526,

-522 & 526 Clarke Rd., Bayou Vista, LA- Sec. 20 T15S R12E-

Parcel Id#- 3014321225.00- Lot por No. 26-W Clarke Bayou Vista Subd. situated in Sec. 20 T15S R12E Acq. 337 325206,

-526 Clarke Rd., Bayou Vista, LA- Sec. 21 T15S R12E-

Parcel Id#- 3014321224.00- Lot por No. 26-W Clarke Bayou Vista Subd. situated in Sec. 21 T15S R12E.

Todd Estates, Inc. represented by Cleco Power for a Lot Area Variance to deviate from the Required 10 acres to 0.7769 acres and a Lot Depth Variance to deviate from the Required 200 ft. to 140 ft. on Parcel #2714341008.00 & 2714341099.00 addressed as 4246 Hwy 90 & Parcel #2714341007.00 & 2714341006.00 addressed as 4238 Hwy. 90, Patterson, LA in an Agricultural (AG) Zoned District; Sec.11 T15S R11E;

- 2714341008.00-Lot por No.1 Spencer G. Todd, Sr. Part. Blk, A situated Sec. 11 T15S R11E Acq.30X 221362,

-2714341009.00-Lot por No.1 Spencer G. Todd, Sr. Part. Blk, A situated Sec. 12 T15S R11E Acq.30X 221362,

-2714341007.00-Lot por No.2 Spencer G. Todd, Sr. Part. Blk, A situated Sec. 11 T15S R11E Acq.30X 221362, &

-2714341006.00-Lot por No.2 Spencer G. Todd, Sr. Part. Blk, A situated Sec. 12 T15S R11E Acq.30X 221362.

Mr. Rodney Olander read the request for Willie Plaisance for a Lot Depth Variance from the Required 100 ft. to 75 ft. & 71.03 ft. and a Side Yard Setback Variance from the Required 5 ft. to 3.8 ft. in an Existing Neighborhood (EN2) Zoned District located at

-500 Clark Rd. & 1414 South Rd., Bayou Vista, LA-Sec. 20 T15S R12E;  
Parcel Id#- 3014321213.00- Lot por No. 18-W Clarke Bayou Vista Subd. situated in Sec. 20 T15S R12E  
Acq. 337 325206,  
-500 Clarke Rd., Bayou Vista, LA- Sec. 21 T15S R12E-  
Parcel Id#- 3014321212.00- Lot por No. 18W Clarke Bayou Vista Subd. Situated in Sec. 21 T15S R12E  
Acq. 337 32526,  
-522 & 526 Clarke Rd., Bayou Vista, LA- Sec. 20 T15S R12E-  
Parcel Id#- 3014321225.00- Lot por No. 26-W Clarke Bayou Vista Subd. situated in Sec. 20 T15S R12E  
Acq. 337 325206,  
-526 Clarke Rd., Bayou Vista, LA- Sec. 21 T15S R12E-  
Parcel Id#- 3014321224.00- Lot por No. 26-W Clarke Bayou Vista Subd. situated in Sec. 21 T15S R12E.

Mr. Lamon Miller appeared before the board to discuss a Lot Depth Variance from the Required 100 ft. to 75 ft. & 71.03 ft. and a Side Yard Setback Variance from the Required 5 ft. to 3.8 ft. in an Existing Neighborhood (EN2) Zoned District located at

-500 Clark Rd. & 1414 South Rd., Bayou Vista, LA-Sec. 20 T15S R12E;  
Parcel Id#- 3014321213.00- Lot por No. 18-W Clarke Bayou Vista Subd. situated in Sec. 20 T15S R12E  
Acq. 337 325206,  
-500 Clarke Rd., Bayou Vista, LA- Sec. 21 T15S R12E-  
Parcel Id#- 3014321212.00- Lot por No. 18W Clarke Bayou Vista Subd. Situated in Sec. 21 T15S R12E  
Acq. 337 32526,  
-522 & 526 Clarke Rd., Bayou Vista, LA- Sec. 20 T15S R12E-  
Parcel Id#- 3014321225.00- Lot por No. 26-W Clarke Bayou Vista Subd. situated in Sec. 20 T15S R12E  
Acq. 337 325206,  
-526 Clarke Rd., Bayou Vista, LA- Sec. 21 T15S R12E-  
Parcel Id#- 3014321224.00- Lot por No. 26-W Clarke Bayou Vista Subd. situated in Sec. 21 T15S R12E.

Mr. Miller explained that Mrs. Plaisance owns several lots on Clarke Street. Most of the lots measure approximately 75 ft. wide by 142 ft. deep. One lot is located on the corner of South Road and Clarke Street. Two (2) houses are located on the corner lot, one (1) faces Clarke Street and the other faces South Road. Mr. Miller explained that, in the 1960's, Mrs. Plaisance and her husband built multiple houses on the lots for rental income which has been supplementing their social security for a number of years. The corner Lot 18W has two (2) houses constructed on it and Lots 24W and 26W are two (2) lots located on Clarke Street which have three (3) rental houses occupying them. Mr. Miller explained that Mrs. Plaisance wants to subdivide the two (2) houses that are located on the corner of South Road and Clarke Street as well as the three (3) houses that are located on Clarke Street in order to donate a house to each one of her grandchildren so that they can receive the rental income. Mrs. Plaisance wants to divide Lot 18W along South Road and that will make the property 75 ft. deep which requires a variance. Also, two (2) of the lot lines down Clarke Street are less than the five (5) ft. which does not meet the required setbacks for each house; therefore, a variance for the depth of the lot and also the side setbacks are required.

Mr. Olander questioned whether a fence is dividing the two (2) houses.

Mr. Miller questioned which houses Mr. Olander is referring to

Mr. Olander stated that he is referring to the two (2) houses that are located on the corner of Clarke and South Road.

Mr. Miller stated that a fence does exist between the two (2) houses that are constructed on the corner lot.

Mr. Miller explained that the markings drawn as x's on the plat represent a fence. Mr. Miller also stated that the existing fences will become the new property lines with the stipulation of approval.

Mr. Broussard questioned the square footage of the proposed lots.

Mr. Miller stated that the two (2) lots along South Road and Clarke Street would be 70 x 70 which would be approximately 5,000 sq. ft. and the other three (3) would be 7,000 sq ft. each.

Mr. Thomas questioned whether Mrs. Plaisance owns all of the houses.

Mr. Miller stated that Mrs. Plaisance does own all of the houses.

Mr. Thomas questioned whether anyone had opposed to the request.

Mrs. Luke stated that there has not been any opposition.

Mr. Rodney Olander read the request for Todd Estates, Inc. represented by Cleco Power for a Lot Area Variance to deviate from the Required 10 acres to 0.7769 acres and a Lot Depth Variance to deviate from the Required 200 ft. to 140 ft. on Parcel #2714341008.00 & 2714341099.00 addressed as 4246 Hwy 90 & Parcel #2714341007.00 & 2714341006.00 addressed as 4238 Hwy. 90, Patterson, LA in an Agricultural (AG) Zoned District; Sec.11 T15S R11E;

- 2714341008.00-Lot por No.1 Spencer G. Todd, Sr. Part. Blk, A situated Sec. 11 T15S R11E Acq.30X 221362,

-2714341009.00-Lot por No.1 Spencer G. Todd, Sr. Part. Blk, A situated Sec. 12 T15S R11E Acq.30X 221362,

-2714341007.00-Lot por No.2 Spencer G. Todd, Sr. Part. Blk, A situated Sec. 11 T15S R11E Acq.30X 221362, &

-2714341006.00-Lot por No.2 Spencer G. Todd, Sr. Part. Blk, A situated Sec. 12 T15S R11E Acq.30X 221362.

Mr. Matt Melancon, representing Cleco Power, appeared before the board to discuss a Lot Area Variance to deviate from the Required 10 acres to 0.7769 acres and a Lot Depth Variance to deviate from the Required 200 ft. to 140 ft. on Parcel #2714341008.00 & 2714341099.00 addressed as 4246 Hwy 90 & Parcel #2714341007.00 & 2714341006.00 addressed as 4238 Hwy. 90, Patterson, LA in an Agricultural (AG) Zoned District.

Mr. Melancon explained that the lot is needed for a substation to help take some of the load off of the substation on Park Street. Mr. Melancon stated that Cleco Power has been searching for a site to place a substation and that this site is located on Hwy. 90 on the edge of a sugarcane field and it would be used for an electrical substation. The substation is very small and the entire 10 acres are not necessary which is why the variance is needed; also, the substation will be aligned with the sugarcane rows which will make one of the rear corner measurements 140 ft., not the required 200 ft.

Mr. Broussard questioned whether a building would be constructed.

Mr. Melancon stated that Mr. Walter, who is with Cleco and is the engineer, would be able to answer that question but Mr. Melancon explained that the structure would be small.

Mr. Walter appeared before the board to explain that the structure would be small, constructed of steel, and that there will be overhead lines going into it but no buildings will be associated with it.

Mr. Broussard questioned whether it would be like the one in Bayou Vista that is fenced in.

Mr. Walter stated that the structure would be similar to the one located in Bayou Vista but it will be much smaller.

Mr. Broussard questioned whether the structure would be well contained.

Mr. Walter stated that a fence will surround the structure and that it will meet all of the electrical codes, will have restricted entry with locked gates, and all requirements for security will be met.

Mr. Davis questioned the purpose of the structure.

Mr. Melancon explained that the purpose of the structure would be to take the load off of the Park Street overload.

Mr. Walter stated that there is a substation located on Park Street and another one located on Prairie Road. Mr. Walter explained that the new substation will be placed between the two existing substations to take the load off of the both of them.

Mr. Olander questioned the timeframe of the construction.

Mr. Walter stated that they intend to start site work this year and should have it complete by the middle of 2017.

Mr. Broussard question whether Cleco would change company names.

Mr. Walter stated that Cleco was acquired by a private investment firm that has decided to leave the name of the company as is.

There being no further business, Chairman Rodney Olander adjourned the Public Hearing.

S/G Rodney Olander

Rodney Olander, Chairman

St. Mary Parish Board of Adjustments