

Planning & Zoning Commission  
Regular Meeting  
November 16, 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, James Bennett, Jr., Danny Lipari and Kimberly Saucier. Also in attendance were J. Ina, Rodney Olander, Attorney John Mouton, St. Mary Parish Councilmen David Hanagriff, Lionel "Butch" Metz and Glen Hidalgo.

Mr. Druilhet led the Invocation.

Mr. Lipari led the Pledge of Allegiance.

Mr. Druilhet moved that the reading of the minutes of the Regular Meeting, October 19, 2015 be dispensed with and that the same be approved. Mr. Lipari seconded the motion which carried.

Mrs. Tammy Luke, Director of Planning & Zoning reminded the board members of the required Ethics training.

Mr. Paul Gil read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Mary Alice Barras Landry, Michael Landry & Marie Landry Dupuy in an Existing Neighborhood (EN1) Zoned District located at 3046 Hwy. 319, Cypremort Point, LA. Sec. 21 T15S R6E;  
-Parcel Id# 1034444222.00- Lot por Hwy. 319 lying adjacent to No. 66-J Moresi Estates Part 8 per Plat 89 290405 Acq. 204 306544 &  
- 1034444097.00-Lot 66-J Moresi Estates Part 8 per Plat 89 290405 Acq. 204 306544 Improvements.

Mr. Michael Landry stated that he resides in Broussard, LA and that they own the property located at 3046 Hwy. 319, Cypremort Point, LA. Mr. Landry stated that they intend to sell the property and existing camp. Mr. Landry stated that when the survey was conducted is when they learned that the property line is not where they thought it was all these years. Therefore, they want to buy the pie shaped property in order to meet the current setback requirements.

Mr. Gil questioned whether there are any issues.

Mrs. Luke stated that the Board of Adjustments granted a Side Yard Setback Variance on November 2, 2015 from the required five (5) foot to less than one (1) foot. The more the property goes toward the rear, the wider it becomes.

Mr. Druilhet made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Mary Alice Barras Landry, Michael Landry & Marie Landry Dupuy in an Existing Neighborhood (EN1) Zoned District located at 3046 Hwy. 319, Cypremort Point, LA. Sec. 21 T15S R6E;  
-Parcel Id# 1034444222.00- Lot por Hwy. 319 lying adjacent to No. 66-J Moresi Estates Part 8 per Plat 89 290405 Acq. 204 306544 &

- 1034444097.00-Lot 66-J Moresi Estates Part 8 per Plat 89 290405 Acq. 204 306544 Improvements. Mrs. Saucier 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  
Kimberly Saucier

Nays: None

Abstained: None

Absent: None

Mr. Paul Gil read the request for Specific Use Request for Andrew Bulliard to Place a Recreational Vehicle (RV) at Cypremort Point, LA in a Single Family (SR) Residential Zoned District located at 151 Hammock Ln., , Cypremort Point, LA; Sec. 20 T15S R6E; *Parcel Id# 1034364721.00*-Lot Por No. 2 being Por Private Road known as Hammock Ln. lying adjacent to No. 83A1 Moresi Estates Part 10 per Plat 209 307279 Acq. 288 318084 & *Parcel Id#-1034364722.00*- Lot Por No. 2 being Por No. 83A1 Moresi Estates Part 10 per Plat 209 307279 lying North of Hammock Ln. Acq. 288 318084.

Mr. Craig Degeyter, representing Mr. Bulliard, stated that Mr. Bulliard intends to build a Recreational (RV) cover on the property.

Mrs. Luke explained that Mr. Bulliard has to ask for a Specific Use to place a Recreational Vehicle (RV) at Cypremort Point, LA in a Single Family (SR) Residential Zoned District. Mr. Bulliard cannot obtain a permit for the Recreational Vehicle (RV) cover until the Specific Use is granted to place a Recreational Vehicle (RV) and the Recreational Vehicle (RV) is permitted.

Mr. Lipari questioned the surrounding area.

Mrs. Luke stated that the area is mixed use and that there are several camps that range from older to newer camps as well as marshland and boat slips.

Mrs. Luke stated that Mr. Bulliard has an existing boat slip on the property.

Mrs. Tabor questioned whether the neighbors are aware of Mr. Bulliard's request.

Mrs. Luke stated that Mr. Bulliard was required to mail certified letters to property owners within 200 feet.

Mrs. Saucier questioned whether any opposition was received.

Mrs. Luke stated that she has not received any opposition to the request.

Mr. David Hanagriff, Parish Councilman for District 3, questioned the permanent structure.

Mrs. Luke stated that the permanent structure is a carport type structure and that Mr. Bulliard understands that the structure may not be allowed to stay there.

Mr. Hanagriff stated that the original intent was not to allow for it to be a permanent fixture.

Mrs. Luke stated that the carport cover can be turned into anything, like a screened in porch area. Mrs. Luke stated that there is nothing in the ordinance that would prohibit us from allowing Mr. Bulliard to build it.

Mr. Hanagriff stated that the description of the permanent structure is what led to his question.

Mrs. Luke stated that most landowners build these covers to park Recreational Vehicle (RV) or boats under or screened it in, park the Recreational Vehicle (RV) next to it and use it as a separate outdoor living space.

Mr. Hanagriff questioned the time period in which the Recreational Vehicle (RV) is allowed.

Mrs. Luke stated that there is a three (3) year time period in which the Recreational Vehicle (RV) can remain on the property. The Specific Use has to be renewed every three (3) years.

Mr. Hanagriff questioned the duration in which the Recreational Vehicle (RV) is allowed.

Mrs. Luke stated that FEMA requires that the Recreational Vehicle (RV) has to be moved every 180 days, which Mr. Bulliard does not leave his Recreational Vehicle (RV) on the property.

Mr. Lipari questioned if Mr. Bulliard's request is granted, can the Recreational Vehicle (RV) remain on the property permanently.

Mrs. Luke stated that zoning wise; Mr. Bulliard can leave the Recreational Vehicle (RV) for the maximum of three (3) years. FEMA requires that the Recreational Vehicle (RV) has to be moved for a minimum of 24 hours, every 180 days.

Mr. Lipari made a motion to approve the request for Specific Use Request for Andrew Bulliard to Place a Recreational Vehicle (RV) at Cypremort Point, LA in a Single Family (SR) Residential Zoned District located at 151 Hammock Ln., , Cypremort Point, LA; Sec. 20 T15S R6E;

*Parcel Id# 1034364721.00*-Lot Por No. 2 being Por Private Road known as Hammock Ln. lying adjacent to No. 83A1 Moresi Estates Part 10 per Plat 209 307279 Acq. 288 318084 & *Parcel Id#-1034364722.00*- Lot Por No. 2 being Por No. 83A1 Moresi Estates Part 10 per Plat 209 307279 lying North of Hammock Ln. Acq. 288 318084. Mr. Druilhet 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  
Kimberly Saucier

Nays: None

Abstained: None

Absent: None

Mr. Paul Gil read the request for Rezoning of Property by Paul Toby Collins representing himself, Leisha Collins and the Estate of Olivia Cook Verdun from Agricultural (AG) Zoned District to Single (SR) Family Zoned District located at Sec. 4 T15S R10E:

-120 Jets Bee Babe Go Ln, Verdunville, LA-Parcel Id#2594561023.00-Lot North ½ No. 1 Cook Est. Part per Plat 8X 91230 Acq. 275 316237,

-124 Jets Bee Babe Go Ln, Verdunville, LA-Parcel Id#2594561024.00- Lot 1 Cook Est. Part per Plat 8X 91230 Acq. 8X 91230,

-128 Jets Bee Babe Go Ln, Verdunville, LA-Parcel Id#2594561025.00-Lot 2 Cook Est. Part per Plat 8X 91230 Acq. 104 292524 &

-136 Jets Bee Babe Go Ln, Verdunville, LA-Parcel Id#2594561026.00-Lot 3 Cook Est. Part per Plat 8X 91230 Acq. 275 316237.

Mr. Paul Toby Collins appeared before the board to discuss a Rezoning of Property by Paul Toby Collins representing himself, Leisha Collins and the Estate of Olivia Cook Verdun from Agricultural (AG) Zoned District to Single (SR) Family Zoned District located at Sec. 4 T15S R10E:

-120 Jets Bee Babe Go Ln, Verdunville, LA-Parcel Id#2594561023.00-Lot North ½ No. 1 Cook Est. Part per Plat 8X 91230 Acq. 275 316237,

-124 Jets Bee Babe Go Ln, Verdunville, LA-Parcel Id#2594561024.00- Lot 1 Cook Est. Part per Plat 8X 91230 Acq. 8X 91230,

-128 Jets Bee Babe Go Ln, Verdunville, LA-Parcel Id#2594561025.00-Lot 2 Cook Est. Part per Plat 8X 91230 Acq. 104 292524 &

-136 Jets Bee Babe Go Ln, Verdunville, LA-Parcel Id#2594561026.00-Lot 3 Cook Est. Part per Plat 8X 91230 Acq. 275 316237.

Mr. Collins stated that the purpose of the rezone is to place a modular home on the property.

Mrs. Luke stated that Mr. Collins and his family own the property that is highlighted in yellow and green according to the zoning map included with the agenda. Mrs. Luke stated that there are four parcels of property involved and that they are requesting to have all four parcels zoned the same. Mrs. Luke stated that she is not sure why the original zoning decided to zone these parcels the way they are and why they are different from the front parcels.

Mrs. Luke stated that half of the parcels are zoned Agricultural and the remaining parcels are zoned Single Family. Mr. Collins had a single wide manufactured home on the property that has recently been moved off. In order for Mr. Collins to meet the current setback requirements to place his modular home, he is asking to have all parcels zoned Single Family.

Mrs. Saucier made a motion to approve the request for Rezoning of Property by Paul Toby Collins representing himself, Leisha Collins and the Estate of Olivia Cook Verdun from Agricultural (AG) Zoned District to Single (SR) Family Zoned District located at Sec. 4 T15S R10E:

-120 Jets Bee Babe Go Ln, Verdunville, LA-Parcel Id#2594561023.00-Lot North ½ No. 1 Cook Est. Part per Plat 8X 91230 Acq. 275 316237,

-124 Jets Bee Babe Go Ln, Verdunville, LA-Parcel Id#2594561024.00- Lot 1 Cook Est. Part per Plat 8X 91230 Acq. 8X 91230,

-128 Jets Bee Babe Go Ln, Verdunville, LA-Parcel Id#2594561025.00-Lot 2 Cook Est. Part per Plat 8X 91230 Acq. 104 292524 &

-136 Jets Bee Babe Go Ln, Verdunville, LA-Parcel Id#2594561026.00-Lot 3 Cook Est. Part per Plat 8X 91230 Acq. 275 316237.

Mr. Druilhet 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  
Kimberly Saucier

Nays: None

Abstained: None

Absent: None

Mr. Paul Gil read the request for Preliminary Subdivision/Development Approval for development of Property for Garden City Apartments, LLC-Lloyd Harris located at 120 Hwy. 3215 , Garden City, LA; Parcel Id#2354524164.00; Sec.11 T15S R10E; 10.00 AC Tract "JCDEFHJ" per Plat 315 321818 Acq. 325 323388.

Mr. Lloyd Harris appeared before the board to discuss Preliminary Subdivision/Development Approval for development of Property for Garden City Apartments, LLC-Lloyd Harris located at 120 Hwy. 3215 , Garden City, LA; Parcel Id#2354524164.00; Sec.11 T15S R10E; 10.00 AC Tract "JCDEFHJ" per Plat 315 321818 Acq. 325 323388.

Mr. Harris, Garden City Apartments stated that last year on June 14, 2014, the Planning & Zoning Board approved the subdivision. On June 26, 2014, the Parish Council denied the subdivision request. On October 21<sup>st</sup>, they resented the denial and preliminary approval was granted. Mr. Harris stated that it has been one (1) year since the last approval. Therefore, he is requesting another approval so that he may move forward with the project.

Mr. Gil questioned whether all requirements have been met.

Mrs. Luke stated that nothing has changed since Mr. Harris' original last approval.

Mrs. Tabor stated that she believes that there have been changes in the infrastructure or fire rating in that area. Mrs. Tabor questioned whether it supports the apartments and feels that due to the fire rating changes, she feels that more research needs to be done.

Mrs. Tabor questioned whether Mrs. Luke had any information on the fire rating.

Mrs. Luke stated that she was unaware of any fire rating changes and did not have any information on it.

Mr. Bennett stated that he feels that he needs more time and information before he could make a decision, which he feels is an important decision to be made as a group.

Mr. Gil questioned whether there is anything that they may know now that has changed from last year.

Mrs. Luke stated that there is not anything that she knows now that has changed from last year.

Mr. Gil questioned whether there was anything legal or whether there has been any changes.

Mrs. Luke explained that the request is for preliminary approval. The layout, number of buildings that will be placed and location of flow of traffic is reviewed in the preliminary phase. The next phase is called the engineering phase. The engineering phase is where Mr. Harris will do drainage studies, how water and sewer will be accessed and the state fire marshal requirements will have to be met.

Mr. Bennett stated that he has several questions but is not prepared to address all the questions. Mr. Bennett stated that this is a major decision in the parish that needs to be looked at closely.

Mr. Harris stated that the request has been on the agenda.

Mr. Bennett stated that he feels that he needs more time to look at it before making a decision.

Mr. Druilhet stated that Mr. Harris is only requesting Preliminary Development Approval.

Mr. Bennett stated that he still feels that he needs more time to look at it before making a decision.

Mr. Harris stated that the request is for Preliminary Development and questioned whether he still has to go before the fire district.

Mrs. Luke stated that the request is for Preliminary Development and that Mr. Harris would still have to go before the fire district.

Mr. Lipari questioned whether any plans have been changed since the last time Mr. Harris appeared before the Planning & Zoning Board.

Mr. Harris stated that there have been no changes, it is the identical plan.

Mrs. Saucier questioned why nothing has moved forward in the years' time.

In response to Mrs. Saucier's inquiry, Mr. Harris stated that he has been in litigation most of the year.

Mrs. Tabor questioned the outcome of the litigation.

Attorney John Mouton stated that the litigation was recently dismissed. Preliminary Development Approval was given by the Council on October 8, 2014 and there was nothing preventing Mr. Harris from moving forward during the law suit. Mr. Mouton stated that in other parishes, there are many reasons why Preliminary Development may be extended. Mr. Mouton stated that he believes that the litigation was not the reason Mr. Harris did not move forward.

Mr. Harris stated that he disagrees with Mr. Mouton's statement. Mr. Harris stated that the litigation that he was involved in was the determining factor of this project moving forward.

Mr. Bennett questioned the reason why the project did not move forward.

Mr. Harris stated that he is fully funded; he purchased the property, has a loan in place and is ready to move forward.

Mr. Bennett questioned that the reason the project did not move forward is because of funding.

Mr. Harris stated that he did not move forward because of the litigation. No one wants to fund a project that has a pending litigation.

Mrs. Saucier questioned the date of the court dismissal.

Mr. Mouton stated that it was dismissed approximately three (3) weeks ago.

Mrs. Saucier stated that even though the approval had gone through, there was still pending legal actions.

Mr. Mouton stated that he cannot speak to whether or not Mr. Harris' lenders were nervous about the pending litigation. Mr. Mouton stated that all he can speak to is the fact that Mr. Harris had Preliminary Development Approval as of October 8, 2014. The reason Mr. Harris is before the board now is because he did not submit the requirements that needed to be submitted. Mr. Mouton stated that this request is for Preliminary Approval. Mr. Harris still needs to satisfy other approvals, such as water and sewer lines.

Mr. Gil stated that the board needs to make judgement according to the law and he feels that everything has been met according to the ordinance. Mr. Gil feels that sometimes things happen and it may take one (1), two (2) or five (5) years to build and feels that may be the reason Mr. Harris waited a year. Mr. Gil feels that the board is asking questions that do not have anything to do with the reason Mr. Harris has appeared before the board.

Mrs. Saucier stated that the last time Mr. Frank Fink, Economic Development Director for St. Mary Parish Government, appeared before the board on this matter, he stated that his major concern was housing for the area due to the oil field and the need. Mrs. Saucier questioned whether that need is still here.

Mr. Fink stated that this year has been a down turn. People have been out of work and the oil field has been most affected. However, the St. Mary Parish Chamber still sells the rental list and it has been averaging approximately 2,500 lists for this year. Which is still substantial compared to 168 units. If Preliminary Approval is granted and Mr. Harris proceeds to build, he probably will not have anything available to rent until the end of 2016.

Mr. Lipari made a motion to approve the request for Preliminary Subdivision/Development Approval for development of Property for Garden City Apartments, LLC-Lloyd Harris located at 120 Hwy. 3215 , Garden City, LA; Parcel Id#2354524164.00; Sec.11 T15S R10E; 10.00 AC Tract "JCDEFHJ" per Plat 315 321818 Acq. 325 323388. Mr. Wiley seconded the motion which carried with the following 4-3-0-0 Roll Call Vote:

Yeas: Barry Druilhet, Jimmy Wiley, Danny Lipari and Paul Gil

Nays: Deborah Tabor, James Bennett, Jr. and Kimberly Saucier

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

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Chairman Paul Gil

St. Mary Parish Planning and Zoning Commission