

Planning & Zoning Commission
Regular Meeting
November 19, 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: Barry Druilhet, Kimberly Saucier, Jimmy Wiley, Danny Lipari, and Jeremy Chesteen. Absent were Joshua Montgomery and Glynn Pellerin. Also in attendance was St. Mary Parish president, David Hanagriff.

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

Mr. Lipari moved that the reading of the minutes of the Regular Meeting, October 15, 2018 be dispensed with and that the same be approved. Mr. Wiley seconded the motion, which carried.

Mr. Druilhet read the request for Specific Use Request for David Picou to allow for a Scrapyard in a Heavy Industrial (HI) Zoned District located at 531 & 555 Hwy. 182, Bayou Vista, LA; Sec.27 T16S R12E; Parcel Id# 2954281003.00 –Lot por River-Ed Kyle Etal-LA 182-W. LeBlanc all per Plat 20M 170925 Acq. 39R 255220 & Parcel Id# 2954281004.00-Lot por BD River –Ed Kyle Etal-LA 182-W. LeBlanc all per Plat 20M 170925 Acq. 39R 255220.

Mr. David Picou appeared before the board to discuss the request for Specific Use Request for David Picou to allow for a Scrapyard in a Heavy Industrial (HI) Zoned District located at 531 & 555 Hwy. 182, Bayou Vista, LA; Sec.27 T16S R12E; Parcel Id# 2954281003.00 –Lot por River-Ed Kyle Etal-LA 182-W. LeBlanc all per Plat 20M 170925 Acq. 39R 255220 & Parcel Id# 2954281004.00-Lot por BD River –Ed Kyle Etal-LA 182-W. LeBlanc all per Plat 20M 170925 Acq. 39R 255220

In reference to Mr. Lipari's inquiry, Mr. Picou stated that he is closing his scrap yard that is currently located on Red Cypress Road and intends to relocate to 531 & 555 Hwy. 182.

Mr. Lipari made a motion to approve the Specific Use Request for David Picou to allow for a Scrapyard in a Heavy Industrial (HI) Zoned District located at 531 & 555 Hwy. 182, Bayou Vista, LA; Sec.27 T16S R12E; Parcel Id# 2954281003.00 –Lot por River-Ed Kyle Etal-LA 182-W. LeBlanc all per Plat 20M 170925 Acq. 39R 255220 & Parcel Id# 2954281004.00-Lot por BD River –Ed Kyle Etal-LA 182-W. LeBlanc all per Plat 20M 170925 Acq. 39R 255220. Mr. Chesteen seconded the motion, which carried by the following 4-0-0-2 Roll Call Vote:

Yeas: Kimberly Saucier, Danny Lipari, Jimmy Wiley and Jeremy Chesteen

Nays: None

Abstained: None

Absent: Joshua Montgomery and Glynn Pellerin

Mr. Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Valerie Duhon in a Single Family Residential (SR) Zoned District located at 19489 Hwy. 182, Jeanerette, LA-Sec. 68 T13S R8E; Parcel Id# 1935041016.00- Lot

BD US 90 - Priv Rd.- Scranton-Olivier Acq. 366 329674 (445). Improvement on the land of Duhon Valerie Boudreaux.

Director of Planning and Zoning, Mrs. Tammy Luke, stated that she would be representing for Miller's Engineer. Mrs. Luke stated that Mrs. Duhon along with her siblings inherited one tract of property which also includes a house. Mrs. Luke stated that the siblings intend to divide the property. The brother will retain ownership of the home and the secondary lot will be sold.

In reference to Mr. Lipari's inquiry, Mrs. Luke stated that all necessary 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 Valerie Duhon in a Single Family Residential (SR) Zoned District located at 19489 Hwy. 182, Jeanerette, LA-Sec. 68 T13S R8E; Parcel Id# 1935041016.00- Lot BD US 90 - Priv Rd.- Scranton-Olivier Acq. 366 329674 (445). Improvement on the land of Duhon Valerie Boudreaux. Mr. Chesteen seconded the motion, which carried by the following 4-0-0-2 Roll Call Vote:

Yeas: Kimberly Saucier, Danny Lipari, Jimmy Wiley and Jeremy Chesteen

Nays: None

Abstained: None

Absent: Joshua Montgomery and Glynn Pellerin

Mr. Druilhet read the request for Rezoning of property by D & D Property Holdings, LLC from Light Industrial (LI) Zoned District to Heavy Industrial (HI) Zoned District located at 9100 Hwy. 90 W. Frontage Rd., Centerville, LA-Sec. 37 T15S R10E; *Parcel Id# 2474501020.00-* 4.40 ac por Lot No. 5 Leila Pltn. per Plat SS 34628 being Tract "ABCDEFA" per Plat 194 305211 Acq. 263 314639.

President of D&D Weld Fab., Mr. John Davidson, appeared before the board to discuss the request for Rezoning of property by D & D Property Holdings, LLC from Light Industrial (LI) Zoned District to Heavy Industrial (HI) Zoned District located at 9100 Hwy. 90 W. Frontage Rd., Centerville, LA-Sec. 37 T15S R10E; *Parcel Id# 2474501020.00-* 4.40 ac por Lot No. 5 Leila Pltn. per Plat SS 34628 being Tract "ABCDEFA" per Plat 194 305211 Acq. 263 314639.

In reference to Mrs. Saucier's inquiry, Mr. Davidson explained he would like to be rezoned to Heavy Industrial which allows for an enclosed painting facility.

In reference to Mr. Lipari's inquiry, Mr. Davidson stated that they will not be doing any work at night.

Mr. Chesteen made a motion to approve the request for the Rezoning of property by D & D Property Holdings, LLC from Light Industrial (LI) Zoned District to Heavy Industrial (HI) Zoned District located at 9100 Hwy. 90 W. Frontage Rd., Centerville, LA-Sec. 37 T15S R10E; Parcel Id# 2474501020.00- 4.40 ac por Lot No. 5 Leila Pltn. per Plat SS 34628 being Tract "ABCDEFA" per Plat 194 305211 Acq. 263 314639. Mr. Wiley seconded the motion, which failed by the following 4-0-0-2 Roll Call Vote:

Yeas: Kimberly Saucier, Danny Lipari, Jimmy Wiley and Jeremy Chesteen

Nays: None

Abstained: None

Absent: Joshua Montgomery and Glynn Pellerin

Mr. Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Chester Verret Jr. in an Agricultural (AG) Zoned District located at 10838 & 10814 Hwy. 87, Jenerette, LA-Sec. 56 T13S R8E; Parcel Id# 1875084018.00-70.08 ac Lot 1 Sorrel Pltn. Subd. Acq. 369 330076 (416), Parcel Id# 1875084065.00-76.72 ac tract por No. 2 Sorrel Pltn. Subd. situated in Sec 56 T13S R8E Acq. 369 330076 (416), Parcel Id# 1875084016.00- 20.84 ac tract por No. 2 Sorrel Pltn. Subd. situated in Sec 57 T13S R8E Acq. 369 330076 (416), and Parcel Id# 1875084017.00-.09 ac tract por No. 2 Sorrel Pltn. Subd. situated in Sec 58 T13S R8E Acq. 369 330076 (416).

Mr. Chester Verret Jr. appeared before the board to discuss the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Chester Verret Jr. in an Agricultural (AG) Zoned District located at 10838 & 10814 Hwy. 87, Jenerette, LA-Sec. 56 T13S R8E; Parcel Id# 1875084018.00-70.08 ac Lot 1 Sorrel Pltn. Subd. Acq. 369 330076 (416), Parcel Id# 1875084065.00-76.72 ac tract por No. 2 Sorrel Pltn. Subd. situated in Sec 56 T13S R8E Acq. 369 330076 (416), Parcel Id# 1875084016.00- 20.84 ac tract por No. 2 Sorrel Pltn. Subd. situated in Sec 57 T13S R8E Acq. 369 330076 (416), and Parcel Id# 1875084017.00-.09 ac tract por No. 2 Sorrel Pltn. Subd. situated in Sec 58 T13S R8E Acq. 369 330076 (416).

In reference to Mr. Lipari's inquiry, Mr. Verret stated that he intends to build a home on the property.

Mr. Lipari made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Chester Verret Jr. in an Agricultural (AG) Zoned District located at 10838 & 10814 Hwy. 87, Jenerette, LA-Sec. 56 T13S R8E; *Parcel Id# 1875084018.00-70.08* ac Lot 1 Sorrel Pltn. Subd. Acq. 369 330076 (416), *Parcel Id# 1875084065.00-76.72* ac tract por No. 2 Sorrel Pltn. Subd. situated in Sec 56 T13S R8E Acq. 369 330076 (416), *Parcel Id# 1875084016.00- 20.84* ac tract por No. 2 Sorrel Pltn. Subd. situated in Sec 57 T13S R8E Acq. 369 330076 (416), and *Parcel Id# 1875084017.00-.09* ac tract por No. 2 Sorrel Pltn. Subd. situated in Sec 58 T13S R8E Acq. 369 330076 (416). Mr. Chesteen seconded the motion, which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Kimberly Saucier, Danny Lipari, Jimmy Wiley and Jeremy Chesteen

Nays: None

Abstained: None

Absent: Joshua Montgomery and Glynn Pellerin

Mr. Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Kent Fleming in a Single Family Residential (SR) Zoned District located at 10839 & 10815 Hwy. 87, Jeanerette, LA-Sec. 56 T13 R8E; *Parcel Id#*

1875084066.00-1.23 ac tract Lot 2 ½ Sorrel Pltn. Subd. Acq. 369 330076 (416) and *Parcel Id# 1875084067.00-0.52 ac tract por No. 1 ½ Sorrel Pltn. Subd. Acq. 369 330076 (416).*

Mr. Kent Fleming appeared before the board to discuss the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Kent Fleming in a Single Family Residential (SR) Zoned District located at 10839 & 10815 Hwy. 87, Jeanerette, LA-Sec. 56 T13 R8E; *Parcel Id# 1875084066.00-1.23 ac tract Lot 2 ½ Sorrel Pltn. Subd. Acq. 369 330076 (416) and Parcel Id# 1875084067.00-0.52 ac tract por No. 1 ½ Sorrel Pltn. Subd. Acq. 369 330076 (416).*

In reference to Mr. Druilhet's inquiry, Mr. Fleming stated that he is selling the lots.

Mrs. Saucier made a motion to approve request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Kent Fleming in a Single Family Residential (SR) Zoned District located at 10839 & 10815 Hwy. 87, Jeanerette, LA-Sec. 56 T13 R8E; *Parcel Id# 1875084066.00-1.23 ac tract Lot 2 ½ Sorrel Pltn. Subd. Acq. 369 330076 (416) and Parcel Id# 1875084067.00-0.52 ac tract por No. 1 ½ Sorrel Pltn. Subd. Acq. 369 330076 (416).* Mr. Wiley seconded the motion, which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Kimberly Saucier, Danny Lipari, Jimmy Wiley and Jeremy Chesteen

Nays: None

Abstained: None

Absent: Joshua Montgomery and Glynn Pellerin

Mr. Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Grandwood Properties, LLC-Joe Billiot in a High Density Residential (HR) Zoned District located at 224 Grandwood Dr., Patterson, LA Sec 22 T15S R11E; *Parcel Id# 2834321101.00-Lot South 168 No. 5 Spencer G Todd Sr. part Blk U Acq. 57 285439, Parcel Id# 2834321105.00-Lot South 168 ft. East 33.92 ft. No. 4 Spencer G Todd Sr. part Blk U Acq. 57 285439, Parcel Id# 2834321106.00-Lot North 382 ft. of East 33.92 ft. No. 4 Spencer G Todd Sr. part Blk U Acq. 45Q 280034, Parcel Id# 2834321071.00-Lot North 382 ft. No. 5 Spencer G Todd Sr. part Acq. 45Q 280034, and Parcel Id# 2834341342.00-9.65 ac tract por of 330.37 Tract lying North of Hwy. 90 being por of 1154.83 ac tract of land lying on both sides of Bayou Teche and known as Calumet & Pecan Grove Plnt. BD North by Shadyside Plnt and Grand Lake East by Avalon Plantation Sec. 48 & 17 T15S R11E and small tracts in Sec. 25 & 26 T15S R11E South by Sec 3 & 4 T16S R11E West by Fairfax & Grandwoods Plnt. Property of Shadyside Co Ltd being embraced within the following secs and parts of Sec 11, 12, 15, 16, 22, 49, 50, 51, 52, 53, 54, T15S R11E and Sec. 41, 42, 43 T16S R11E situated Sec. 22 T15S R11E. Acq. 45Q 280034*

Mrs. Tammy Luke stated that this item had previously been on the agenda and that the owner of Grandwood Apartments has intentions to divide and sell the buildings to two separate owners.

In reference to Mrs. Saucier's inquiry, Mrs. Luke stated that one person will take ownership of "AFDECB" and another person will take ownership of "BGHIJCB". Mrs. Luke stated that there will be adequate parking for each building.

Mr. Chesteen made a motion to approve the request for request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Grandwood Properties, LLC-Joe Billiot in a High Density Residential (HR) Zoned District located at 224 Grandwood Dr., Patterson, LA Sec 22 T15S R11E; *Parcel Id# 2834321101.00*-Lot South 168 No. 5 Spencer G Todd Sr. part Blk U Acq. 57 285439, *Parcel Id# 2834321105.00*-Lot South 168 ft. East 33.92 ft. No. 4 Spencer G Todd Sr. part Blk U Acq. 57 285439, *Parcel Id# 2834321106.00*-Lot North 382 ft. of East 33.92 ft. No. 4 Spencer G Todd Sr. part Blk U Acq. 45Q 280034, *Parcel Id# 2834321071.00*-Lot North 382 ft. No. 5 Spencer G Todd Sr. part Acq. 45Q 280034, and *Parcel Id# 2834341342.00*-9.65 ac tract por of 330.37 Tract lying North of Hwy. 90 being por of 1154.83 ac tract of land lying on both sides of Bayou Teche and known as Calumet & Pecan Grove Plnt. BD North by Shadyside Plnt and Grand Lake East by Avalon Plantation Sec. 48 & 17 T15S R11E and small tracts in Sec. 25 & 26 T15S R11E South by Sec 3 & 4 T16S R11E West by Fairfax & Grandwoods Plnt. Property of Shadyside Co Ltd being embraced within the following secs and parts of Sec 11, 12, 15, 16, 22, 49, 50, 51, 52, 53, 54, T15S R11E and Sec. 41, 42, 43 T16S R11E situated Sec. 22 T15S R11E. Acq. 45Q 280034

Mr. Wiley seconded the motion, which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Kimberly Saucier, Danny Lipari, Jimmy Wiley and Jeremy Chesteen

Nays: None

Abstained: None

Absent: Joshua Montgomery and Glynn Pellerin

Mr. Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Adolphe B LLC in an Agricultural (AG) Zoned District located at 670 Hwy. 317 & 8305 Hwy. 90 W. Frontage Rd., Centerville, LA; Sec. 37/8 T15S R10E; Parcel Id# 2474541002.00-32.66 ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044 and Parcel Id# 2474541014.00-13.50 ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044.

Mrs. Luke stated that this will be for Preliminary Subdivision/ Development Approval only. Final Subdivision/Development Approval will be on the December 17, 2018 agenda.

Mr. Laurence Favalora with Favalora Constructors Incorporated appeared before the board to discuss the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Adolphe B LLC in an Agricultural (AG) Zoned District located at 670 Hwy. 317 & 8305 Hwy. 90 W. Frontage Rd., Centerville, LA; Sec. 37/8 T15S R10E; Parcel Id# 2474541002.00-32.66 ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044 and Parcel Id# 2474541014.00-13.50 ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044.

In reference to Mrs. Saucier's inquiry, Mr. Favalora stated that their intentions for the RV Park will be for recreational use only; the intent will not be used for a long term living facility.

Mrs. Luke explained that the location of the project is near the school board office located in Centerville.

Mrs. Luke stated that the developer has not been able to get to the property to lay out markers due to the weather.

Mr. Favalora presented a sketch of the property to the board members that showed their intentions of the entire development, which included the subdivision, pond, RV Park, and truck stop.

Mr. Druilhet read the request for Rezoning of property by Adolphe B LLC from Agricultural (AG) Zoned District to Light Industrial (LI) Zoned District located at 670 Hwy. 317, Centerville, LA-Sec. 37/8 T15S R10E; *Parcel Id# 2474541002.00-32.66* ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044 and *Parcel Id# 2474541014.00-13.50* ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044.

Mr. Druilhet read the request for Specific Use Request for Adolphe B LLC to allow for a pond in an Agricultural (AG) Zoned District located at 8305 Hwy. 90 Frontage Rd., Centerville, LA; Sec. 37/8 T15S R10E; *Parcel Id# 2474541002.00-32.66* ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044 and *Parcel Id# 2474541014.00-13.50* ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044.

Mr. Druilhet read the request for Specific Use Request for Adolphe B LLC to allow for a Recreational Vehicle Campground in an Agricultural (AG) Zoned District located at 8305 Hwy. 90 Frontage Rd., Centerville, LA; Sec. 37/8 T15S R10E; *Parcel Id# 2474541002.00-32.66* ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044 and *Parcel Id# 2474541014.00-13.50* ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044

Mrs. Saucier made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Adolphe B LLC in an Agricultural (AG) Zoned District located at 670 Hwy. 317 & 8305 Hwy. 90 W. Frontage Rd., Centerville, LA; Sec. 37/8 T15S R10E; *Parcel Id# 2474541002.00-32.66* ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044 and *Parcel Id# 2474541014.00-13.50* ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044. Mr. Lipari seconded the motion, which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Kimberly Saucier, Danny Lipari, Jimmy Wiley and Jeremy Chesteen

Nays: None

Abstained: None

Absent: Joshua Montgomery and Glynn Pellerin

Mrs. Saucier made a motion to approve the request for Rezoning of property by Adolphe B LLC from Agricultural (AG) Zoned District to Light Industrial (LI) Zoned District located at 670 Hwy. 317, Centerville, LA-Sec. 37/8 T15S R10E; *Parcel Id# 2474541002.00-32.66* ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044 and *Parcel Id# 2474541014.00-13.50* ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044. Mr. Lipari seconded the motion, which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Kimberly Saucier, Danny Lipari, Jimmy Wiley and Jeremy Chesteen

Nays: None

Abstained: None

Absent: Joshua Montgomery and Glynn Pellerin

Mrs. Saucier made a motion to approve the request for Specific Use Request for Adolphe B LLC to allow for a pond in an Agricultural (AG) Zoned District located at 8305 Hwy. 90 Frontage Rd., Centerville, LA; Sec. 37/8 T15S R10E; *Parcel Id# 2474541002.00-32.66* ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044 and *Parcel Id# 2474541014.00-13.50* ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044 Mr. Lipari seconded the motion, which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Kimberly Saucier, Danny Lipari, Jimmy Wiley and Jeremy Chesteen

Nays: None

Abstained: None

Absent: Joshua Montgomery and Glynn Pellerin

Mrs. Saucier made a motion to approve the request for Specific Use Request for Adolphe B LLC to allow for a Recreational Vehicle Campground in an Agricultural (AG) Zoned District located at 8305 Hwy. 90 Frontage Rd., Centerville, LA; Sec. 37/8 T15S R10E; *Parcel Id# 2474541002.00-32.66* ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044 and *Parcel Id# 2474541014.00-13.50* ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044 Mr. Lipari seconded the motion, which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Kimberly Saucier, Danny Lipari, Jimmy Wiley and Jeremy Chesteen

Nays: None

Abstained: None

Absent: Joshua Montgomery and Glynn Pellerin

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

S/G Barry Druilhet

Chairman Barry Druilhet

St. Mary Parish Planning and Zoning Commission