

Planning & Zoning Commission
Regular Meeting
December 21, 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, Jimmy Wiley, James Bennett, Jr. and Danny Lipari. Absent were Deborah Tabor and Kimberly Saucier.

Mr. Lipari led the Invocation.

Mr. Wiley led the Pledge of Allegiance.

Mr. Druilhet made a motion to postpone the Election of Officers until all board members are present. Mr. Lipari seconded the motion, which carried.

Mr. Druilhet moved that the reading of the minutes of the Regular Meeting, November 16, 2015 be dispensed with and that the same be approved. Mr. Lipari seconded the motion, which carried.

Mrs. Tammy Luke, Director of Planning & Zoning was not present to provide a report to the board members.

Mr. Paul Gil read the request for Final Subdivision/Development Approval for a Subdivision of Property for Mark & Karen Terry Representing the Luke Heirs in an Agricultural (AG) Zoned District located at 643 Prairie Rd. North, Centerville, LA. Sec. 5 T15S R10E; Parcel Id#2474444008.00- 38.15 AC being por of 40.013 AC Tract E-F-G-K-J-I-M-N-H-G-F-E-D-C-B-A-E per Plat 16G 143876 BD M. Boudreaux and F. Martin Et Al-Shadyside Co-Lanclos-J. Luke Et Al situated in Sec. 5 T15S R10E 992 Acq. 323 323048 & -2474444009.00-1.86 AC being por of 40.013 AC Tract E-F-G-K-J-I-M-N-H-G-F-E-D-C-B-A-E per Plat 16G 143876 BD M. Boudreaux and F. Martin Et Al-Shadyside Co-Lanclos-J. Luke Et Al situated in Sec. 63 T15S R10E 60 Acq. 323 323048.

Mrs. Roshonda Bourgeois, Planning & Zoning Clerk, stated that Preliminary Subdivision/Development Approval was given by the Planning & Zoning Commission on October 19, 2015 and that Lamont Miller, Miller Engineer represented Mark & Karen Terry representing the Luke Heirs.

Mr. Gil questioned the purpose of the subdivision request.

Mrs. Bourgeois stated that the subdivision consists of two (2) tracts of property that will be acquired by adjacent property owners to increase their yard space.

Mr. Lipari made a motion to approve the request for Final Subdivision/Development Approval for a Subdivision of Property for Mark & Karen Terry Representing the Luke Heirs in an Agricultural (AG) Zoned District located at 643 Prairie Rd. North, Centerville, LA. Sec. 5 T15S R10E;

Parcel Id#2474444008.00- 38.15 AC being por of 40.013 AC Tract E-F-G-K-J-I-M-N-H-G-F-E-D-C-B-A-E per Plat 16G 143876 BD M. Boudreaux and F. Martin Et Al-Shadyside Co-Lanclos-J. Luke Et Al situated in Sec. 5 T15S R10E 992 Acq. 323 323048 & -2474444009.00-1.86 AC being por of 40.013 AC Tract E-F-G-K-J-I-M-N-H-G-F-E-D-C-B-A-E per Plat 16G 143876 BD M. Boudreaux and F. Martin Et Al-Shadyside Co-Lanclos-J. Luke Et Al situated in Sec. 63 T15S R10E 60 Acq. 323 323048. Mr. Wiley seconded the motion which carried with the following 4-0-0-2 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Deborah Tabor and Kimberly Saucier

Mr. Paul Gil read the request for Final Subdivision/Development Approval for a Subdivision of Property for Carrie Saucier in an Agricultural (AG) Zoned District located at 5134 Hwy. 87, Franklin, LA. Sec. 46 T14S R9E;

-Parcel Id# 2144861184.00- -2.87 AC por Tract "ABEFA" per Plat 133 296830 situated Sec. 44 T14S R9E Acq. 289 318244,

-2144861027.00-.55 AC por Tract "ABEFA" per Plat 133 296830 situated Sec 45 T14S R9E Acq. 289 318244 and

-2144861026.00-3.72 AC por Tract "ABEFA" per Plat 133 296830 situated SEc 46 T14S R9E Acq. 289 318244.

Mrs. Roshonda Bourgeois, Planning & Zoning Clerk, stated that Preliminary Subdivision/Development Approval was given by the Planning & Zoning Commission on October 19, 2015 and that Lamon Miller, Miller Engineer represented Mrs. Carrie Saucier.

Mr. Druilhet made a motion to approve the request for Final Subdivision/Development Approval for a Subdivision of Property for Carrie Saucier in an Agricultural (AG) Zoned District located at 5134 Hwy. 87, Franklin, LA. Sec. 46 T14S R9E;

-Parcel Id# 2144861184.00- -2.87 AC por Tract "ABEFA" per Plat 133 296830 situated Sec. 44 T14S R9E Acq. 289 318244,

-2144861027.00-.55 AC por Tract "ABEFA" per Plat 133 296830 situated Sec 45 T14S R9E Acq. 289 318244 and

-2144861026.00-3.72 AC por Tract "ABEFA" per Plat 133 296830 situated SEc 46 T14S R9E Acq. 289 318244. Mr. Wiley seconded the motion which carried with the following 4-0-0-2 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Deborah Tabor and Kimberly Saucier

Mr. Paul Gil read the request for Rezoning of Property by Lucas Carlino located at 2142 & 2200 Hwy. 182, Patterson, LA from Agricultural (AG) Zoned District to Single Family (SR) Residential Zoned District Sec. 24 T15S R11E;
-2894401006.00 6.53 AC por Tract 3 Nicola Accardo Part being Tract "ABCIGHA" per Plat 114 294054 Acq. 195 305282
-2894401004.00 7.95 AC por Tract 2 Nicola Accardo Part Dwg. 5825 per Plat 281 211405 being Tract "CLMBC" situated in Sec. 24 T15S R11E Acq. 195 305282
-2894401005.00-.08 AC por Tract 2 Nicola Accardo Part Dwg. 5825 per Plat 281 211405 being Tract "CLMBC" situated in Sec. 25 T15S R11E Acq. 323 322962.

Mr. Brandon Arceneaux, representing Carlino Investments stated that there is approximately 15 acres of property that is currently zoned Agricultural. The request is to have the property rezoned to Single Family Residential and to consider Preliminary Approval to divide the property into 38 lots. Each lot will approximately be 85 feet wide by 150 feet deep. Mr. Arceneaux stated that the development will tie into the community sewer and not individual sewer treatment plants.

Mr. Druilhet questioned the approximate location of the property in reference to Hwy. 182 in Patterson.

Mr. Arceneaux stated that the property is located between Hwy. 182 and Bayou Teche.

Mr. Bennett questioned the number of lots and whether it would be a trailer park.

Mr. Arceneaux stated that the request is for 38 lots and that the type of construction proposed will be a slab on grade. Mr. Arceneaux stated that Mr. Carlino has recently built homes in the Hedgerow Subdivision and that this is similar to that subdivision.

Mr. Wiley questioned the square footage of the proposed homes.

Mr. Arceneaux stated that the request is for preliminary subdivision of the property. However, the proposed square footage of each house will be approximately 1600 to 1700 living area.

Mr. Bennett questioned the number of houses that will be built.

Mr. Arceneaux stated that 38 houses will be built.

Mr. Bennett questioned whether these houses will be sold to the public or will they be rented.

Mr. Lucas Carlino stated that he intends to sell the houses.

Mr. Bennett stated that his concern is that once the houses are sold they may be rented.

Mr. Bennett questioned the type of housing that is currently in the surrounding area.

Mrs. Luke stated that the intention is to develop a subdivision similar to Hedgerow Subdivision that is currently in the area. Mr. Carlino's purpose is to sell the lots and build houses on them. There is a need for housing in that area.

Mrs. Luke stated that most subdivisions do not put a speculation in the deed restrictions stating that you cannot rent these houses.

Mr. Bennett stated that he has a concern in reference to renting the houses.

Mrs. Luke stated that the property has to be rezoned in order to meet the requirements for the lot sizes that he needs.

Mrs. Luke stated that in the past, area lots that Mr. Carlino purchased and built houses on all fronted a public road and met all requirements. Therefore he did not have to go through this process. Mr. Carlino normally purchases the lot, builds a house on it and sells the lot and house; he has never rented the house.

Mr. Bennett stated that there was an issue in Morgan City with a subdivision where citizens were concerned with that particular project in reference to renting the houses.

Mr. Arceneaux clarified that the application is for Preliminary Development and that the intent is not to build all 38 houses at one time.

Mrs. Luke stated that he is asking for conceptual approval. Once conceptual approval is granted, Mr. Carlino will have to apply for engineering approval where drainage, roads, etc. will have to be addressed.

Mr. Gil questioned whether the Planning & Zoning Department received any complaints in reference to the rezoning.

Mrs. Luke stated that the Planning & Zoning Department did not receive any complaints. However, there were questions inquiring what was going to be on the property.

Mrs. Luke explained that the proposed property is surrounded by existing subdivisions and housing.

Ms. Jenny Lacour appeared before the board to state that she is one of the managers of Egle Brown Properties, LLC, which owns the tract of property located southeast of the proposed property for Carlino Investments. Ms. Lacour stated that she does not object to the project but is interested in the development procedure.

Mrs. Luke stated that Egle Brown Properties, LLC is located between the proposed property and the city limits of Patterson.

Mr. Lipari made a motion to approve the request for Rezoning of Property by Lucas Carlino located at 2142 & 2200 Hwy. 182, Patterson, LA from Agricultural (AG) Zoned District to Single Family (SR) Residential Zoned District Sec. 24 T15S R11E;
-2894401006.00 6.53 AC por Tract 3 Nicola Accardo Part being Tract "ABCIGHA" per Plat 114 294054 Acq. 195 305282
-2894401004.00 7.95 AC por Tract 2 Nicola Accardo Part Dwg. 5825 per Plat 281 211405 being Tract "CLMBC" situated in Sec. 24 T15S R11E Acq. 195 305282

-2894401005.00-.08 AC por Tract 2 Nicola Accardo Part Dwg. 5825 per Plat 281 211405 being Tract "CLMBC" situated in Sec. 25 T15S R11E Acq. 323 322962. Mr. Druilhet seconded the motion which carried with the following 4-0-0-2 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Deborah Tabor and Kimberly Saucier

Mr. Paul Gil read the request for Preliminary Subdivision/Development Approval for a Subdivision of Property for Lucas Carlino in an Agricultural (AG) Zoned District located at 2142 & 2200 Hwy 182, Patterson, LA. Sec. 24 T15S R11E;

-2894401006.00 6.53 ac por tract 3 nicola accardo part being tract "abcigha" per plat 114 294054 acq 195 305282,

-2894401004.00 7.95 AC por Tract 2 Nicola Accardo Part Dwg. 5825 per Plat 281 211405 being Tract "CLMBC" situated in Sec. 24 T15S R11E Acq. 195 305282 &

-2894401005.00-.08 Ac por Tract 2 Nicola Accardo Part Dwg. 5825 per Plat 281 211405 being Tract "CLMBC" situated in Sec. 25 T15S R11E Acq. 323 322962.

Mr. Brandon Arceneaux, representing Carlino Investments stated that this is the same property that was just discussed for Rezone from Agricultural to Single Family Zoned Residential District.

Mr. Gil questioned whether all requirements have been met for Preliminary Subdivision/Development Approval.

Mrs. Luke stated that all requirements have been met for Preliminary Subdivision/Development Approval.

Mr. Druilhet questioned whether the Rezone and Preliminary Subdivision/Development can be requested at the same meeting.

Mrs. Luke stated that there is no stipulation in the ordinance or state statute that she is aware of that prevents both request from being on the same agenda.

Mr. Druilhet made a motion to approve the request for Preliminary Subdivision/Development Approval for a Subdivision of Property for Lucas Carlino in an Agricultural (AG) Zoned District located at 2142 & 2200 Hwy 182, Patterson, LA. Sec. 24 T15S R11E;

-2894401006.00 6.53 ac por tract 3 nicola accardo part being tract "abcigha" per plat 114 294054 acq 195 305282,

-2894401004.00 7.95 AC por Tract 2 Nicola Accardo Part Dwg. 5825 per Plat 281 211405 being Tract "CLMBC" situated in Sec. 24 T15S R11E Acq. 195 305282 &

-2894401005.00-.08 Ac por Tract 2 Nicola Accardo Part Dwg. 5825 per Plat 281 211405 being Tract "CLMBC" situated in Sec. 25 T15S R11E Acq. 323 322962. Mr. Wiley

seconded the motion which carried with the following 4-0-0-2 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Deborah Tabor and Kimberly Saucier

Mr. Paul Gil read the request for Rezoning of Property by Raymond Charpentier, Jr. located at 9366 & 9376 Hwy. 182, Centerville, LA from Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District Sec. 37 T15S R10E, - Parcel Id# 2474581008.00-Lot 6 Beckmeyer addition less North 200 ft. Acq. 155 299854 & -Parcel Id# 2474581009.00-Lot North 200 ft. No. 6 Beckmeyer Addn BD Bayou Teche-C Lange-L Mire-T Mire Acq. 198 305735.

Mr. Raymond Charpentier, Jr. appeared before the board to discuss rezoning of property located at 9366 & 9376 Hwy. 182, Centerville, LA. Mr. Charpentier stated that he intends to place a manufactured home on the property to reside in.

Mr. Gil questioned what was currently in the front of the property.

Mr. Charpentier stated that there is an existing building located in the front of the property that was once owned by Mr. Mire and once operated as a Washateria.

Mr. Gil questioned the intentions of the rear lot.

Mr. Charpentier stated that he intends to leave the rear lot as it is. However, he intends to place a double wide manufactured home (i.e. 1220 square feet) on the front lot to reside in.

Mr. Gil questioned whether all requirements have been met.

Mrs. Luke stated that all requirements have been met and that the Planning & Zoning Department has had a few inquiries but did not receive any objections to Mr. Charpentier's request.

Mr. Bennett questioned what is currently on the property.

Mrs. Luke stated that at one time there was a house on the property but that it has since been torn down.

Mr. Charpentier stated that the house was torn down after Hurricane Andrew, before he owned the property.

Mrs. Luke stated that the neighborhood is well established.

Mr. Druilhet questioned the inquiries that the Planning & Zoning Department received.

Mrs. Luke stated that the inquiries received were neither pro nor con. The inquiries were informational (i.e. what was going to be placed on the property).

Mr. Druilhet made a motion to approve the request for Rezoning of Property by Raymond Charpentier, Jr. located at 9366 & 9376 Hwy. 182, Centerville, LA from Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District Sec. 37 T15S R10E, - Parcel Id# 2474581008.00-Lot 6 Beckmeyer addition less North 200 ft. Acq. 155 299854 & -Parcel Id# 2474581009.00-Lot North 200 ft. No. 6 Beckmeyer Addn BD Bayou Teche-C Lange-L Mire-T Mire Acq. 198 305735. Mr. Lipari seconded the motion which carried with the following 4-0-0-2 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Deborah Tabor and Kimberly Saucier

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