

Planning & Zoning Commission
Regular Meeting
February 21, 2017
6:00 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

The Planning & Zoning Commission met on this date with Chairman William Gil presiding, and the following members present: Barry Druilhet, Deborah Tabor, Danny Lipari, Kimberly Saucier and Joshua Montgomery. Absent was Jimmy Wiley.

Mr. Druilhet led the Invocation and the Pledge of Allegiance.

Mr. Druilhet moved that the reading of the minutes of the Regular Meeting, January 23, 2017 be dispensed with and that the same be approved. Mr. Lipari seconded the motion, which carried.

Mrs. Tammy Luke, Planning and Zoning director, stated that the Planning and Zoning Commission had been given a pamphlet to inform the commission of a four (4) hour training session which will be held on March 8, 2017 from 1:30 p.m. until 5:30 p.m. Mrs. Luke explained that four (4) hours of training is recommended for every year of appointment. Mrs. Luke explained that this information was given with very little notice and that the training will take place in New Orleans.

Mr. Gil read the request for Specific Use Request for Randy Jolet to place a Recreational Vehicle (RV) in an Existing Neighborhood (EN1) Zoned District located at 2974 Hwy. 319 Cypremort Point, LA-Sec. 21T15S R6E;
-Parcel Id# 115444422.00- Lot 66-U Moresi Estates Part 8 Per Plat 89 290405 Acq. 344 326327 &
-Parcel Id# 115444475.00-Lot Por Hwy. 319 Lying Adjacent to No 66-U Moresi Estates Part 8 Per Plat 89 290405 Acq. 344 326327.

Mrs. Luke stated that the Jolets attended the public hearing but they were no longer in attendance for the regular meeting. Mrs. Luke explained that the Jolet's request was for a Specific Use to place a Recreational Vehicle (RV) in an Existing Neighborhood (EN1) Zoned District and if granted the Jolets would have to apply for the Specific Use every three (3) years.

Mrs. Saucier questioned whether the Recreational Vehicle (RV) was already located at 2974 Hwy 319 Cypremort Point, LA.

Mrs. Luke stated that the Recreational Vehicle (RV) was not on location.

Mrs. Saucier questioned whether there would be only one (1) Recreational Vehicle (RV) at that location.

Mrs. Luke stated that only one (1) Recreational Vehicle (RV) would be allowed on the property.

Mr. Lipari questioned whether there are other campers in the area.

Mrs. Luke stated that Recreational Vehicles (RV) are located along Hwy. 319 and since the property is zoned Existing Neighborhood 1(EN1) it is classified as Mixed Residential which means that there will be recreational vehicles, mobile homes and stick built homes.

Mrs. Tabor questioned whether there was any opposition.

Mrs. Luke stated that the Planning and Zoning Department did not receive any opposition for the request.

Mr. Druilhet made a motion to approve the request for Specific Use Request for Randy Jolet to place a Recreational Vehicle (RV) in an Existing Neighborhood (EN1) Zoned District located at 2974 Hwy. 319 Cypremort Point, LA-Sec. 21T15S R6E;
-Parcel Id# 115444422.00- Lot 66-U Moresi Estates Part 8 Per Plat 89 290405 Acq. 344 326327.

-Parcel Id# 115444475.00-Lot Por Hwy. 319 Lying Adjacent to No 66-U Moresi Estates Part 8 Per Plat 89 290405 Acq. 344 326327. Mrs. Tabor seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Barry Druilhet, Deborah Tabor, Danny Lipari, Kimberly Saucier and Joshua Montgomery

Nays: None

Abstained: None

Absent: Jimmy Wiley

Mr. Gil read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Mark Anderson in an Existing Neighborhood (EN2) Zoned District located at 1889 Hwy. 318 Jeanerette, LA-Sec. 68 T13S R8E; Parcel Id# 1875021028.00- Lot por Tract "ABCDEFA" per Plat 20I 169899 Acq. 20A 167855 Improvements.

Mrs. Luke stated that Mr. Anderson wants to sell a portion of his property and separate the piece that currently has a tower located on the property. Mr. Anderson will make additional lots but he will retain his residence which fronts Hwy. 318.

Mr. Gil questioned whether the subdivision would meet all zoning requirements.

Mrs. Luke explained that all of Mr. Anderson's lots will meet the required sizes.

Mr. Gil questioned whether any complaints were made on behalf of the subdivision.

Mrs. Luke stated that no complaints have been made.

Mr. Montgomery made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Mark Anderson in an Existing Neighborhood (EN2) Zoned District located at 1889 Hwy. 318 Jeanerette, LA-Sec. 68 T13S R8E; Parcel Id# 1875021028.00- Lot por Tract "ABCDEFA" per Plat 20I 169899 Acq. 20A 167855 Improvements. Mr. Druilhet seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Barry Druilhet, Deborah Tabor, Danny Lipari, Kimberly Saucier and Joshua Montgomery

Nays: None

Abstained: None

Absent: Jimmy Wiley

Mr. Gil read the request for Rezoning of Property by Samuel and Stacy Macaluso from Agricultural (AG) Zoned District to Neighborhood Commercial (NC) Zoned District located at 9142 Hwy. 90 Frontage Rd., Franklin, LA-Sec. 37 T15S R10E; Parcel Id# 2474521106.00-Lot 2 Accardo Subd. Phase II per Plat 311 321274 Acq. 318 322349 Improvements on the land of Macaluso Samuel D.

Mr. Macaluso appeared before the board to discuss the request for Rezoning of Property by Samuel and Stacy Macaluso from Agricultural (AG) Zoned District to Neighborhood Commercial (NC) Zoned District located at 9142 Hwy. 90 Frontage Rd., Franklin, LA-Sec. 37 T15S R10E; Parcel Id# 2474521106.00-Lot 2 Accardo Subd. Phase II per Plat 311 321274 Acq. 318 322349 Improvements on the land of Macaluso Samuel D.

Mr. Macaluso explained that his property is one (1) of five (5) lots in Accardo Subdivision. Mr. Macaluso stated that there are a lot of children in the area and that he wants to place a small snowball stand in the front of his property. Mr. Macaluso stated that the neighbors are in agreement with having a snowball stand in the neighborhood.

Mr. Lipari questioned whether rezoning the property would make it available for an industrial business.

Mr. Macaluso stated that he would not be placing an industrial business on his property.

Mrs. Luke stated that Mr. Macaluso's property is located at the Centerville exit. Traveling from Morgan City towards Centerville there is Ronnie's Airboats and another machine shop, and then there is a space that is followed by the five (5) lot subdivision that has four manufactured homes with one remaining empty lot.

Mr. Macaluso stated that Ronnie's Airboats and D and D Fabrication is approximately a quarter of a mile down the road.

Mrs. Luke stated that rezoning the property, even if it is intended for a snowball stand, will open up the possibilities for whatever that specific zone allows for. Mrs. Luke explained that she and Mr. Macaluso discussed the most restrictive zone while still being able to have the use that he wanted.

Mr. Gil questioned whether there could be a stipulation on a rezone that would state that if the landowner sells the property that it could automatically go back to the prior zoning.

Mrs. Luke stated that she is not aware of any stipulation that allows the prior zoning to automatically be rezoned.

Mr. Druilhet questioned whether there was an opposition.

Mrs. Luke stated that there were some questions whether it would be a daycare. A daycare would be allowed if the property was to be rezoned.

Mrs. Saucier questioned whether a convenience store would be allowed on the property if it were to be rezoned.

Mrs. Luke stated that anything that is allowed in Neighborhood Commercial would be able to be placed there. Mrs. Luke explained that if the property were to be rezoned the sale of alcohol would not be permitted.

Mr. Gil questioned the result of the rezone for a snowball stand located on Jupiter St. in Bayou Vista, LA.

Mrs. Luke stated that the rezone for the snowball stand located on Jupiter St. was approved.

Mr. Druilhet made a motion to approve the request for Rezoning of Property by Samuel and Stacy Macaluso from Agricultural (AG) Zoned District to Neighborhood Commercial (NC) Zoned District located at 9142 Hwy. 90 Frontage Rd., Franklin, LA-Sec. 37 T15S R10E; Parcel Id# 2474521106.00-Lot 2 Accardo Subd. Phase II per Plat 311 321274 Acq. 318 322349 Improvements on the land of Macaluso Samuel D. Mr. Montgomery seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Barry Druilhet, Deborah Tabor, Danny Lipari, Kimberly Saucier and Joshua Montgomery

Nays: None

Abstained: None

Absent: Jimmy Wiley

Mr. Gil read the request for Preliminary Subdivision/Development Approval for a Subdivision of Property for Randall, David & Waylen Frederick and Shirleen Melancon in an Existing Neighborhood 1 (EN1) Zoned District located at 173 Grey Eagle 1 Rd., Charenton, LA – Sec. 27&23 T13S R9E;

Parcel Id# 2175061018.00- Lot por BD G Veeder - Marcotte - Pub Road - Martin situated Sec 27 T13S R9E Acq 27U 209044 Improvements Improvement on the land of Frederick Waylen

Parcel Id#2175061019.00- Lot Por BD G Veeder - Marcotte - Pub Road - Martin situated Sec 23 T13S R9E Acq 27U 209044.

Mrs. Luke stated that the subdivision would consist of three (3) lots. Lot one (1) will be to increase the yard size belonging to Charles Guillory. Mrs. Luke explained that Matthew Fore with Miller Engineers will add a land hook to the plat. The depth of the two (2) remaining lots does not meet the required measurements; however, there is nothing that can be done about that. The width of the two (2) lots does meet and exceed the required measurements.

Mr. Lipari made a motion to approve the request for Preliminary Subdivision/Development Approval for a Subdivision of Property for Randall, David & Waylen Frederick and Shirleen Melancon in an Existing Neighborhood 1 (EN1) Zoned District located at 173 Grey Eagle 1 Rd., Charenton, LA – Sec. 27&23 T13S R9E;

Parcel Id# 2175061018.00- Lot por BD G Veeder - Marcotte - Pub Road - Martin situated Sec 27 T13S R9E Acq 27U 209044 Improvements Improvement on the land of Frederick Waylen

Parcel Id#2175061019.00- Lot Por BD G Veeder - Marcotte - Pub Road - Martin situated Sec 23 T13S R9E Acq 27U 209044. Mr. Druilhet seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Barry Druilhet, Deborah Tabor, Danny Lipari, Kimberly Saucier and Joshua Montgomery

Nays: None

Abstained: None

Absent: Jimmy Wiley

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

S/G William Gil

Chairman William Gil

St. Mary Parish Planning and Zoning Commission