

Planning & Zoning Commission
Regular Meeting
February 22, 2016
6:00 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

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

Mrs. Tabor led the Invocation and the Pledge of Allegiance.

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

Mrs. Tabor moved that the reading of the minutes of the Regular Meeting, January 25, 2016 be dispensed with and that the same be approved. Mr. Lipari seconded the motion, which carried.

Mrs. Tammy Luke, Director of Planning & Zoning informed the board of the passing of the former Planning & Zoning Director, Mr. Carol Vining.

Mr. Barry Druilhet read the request for Rezoning of Property by Hollie Robicheaux Blanchard representing Gary Robicheaux located at 135 Oak Dr., Centerville, LA from Single Family (SR) Residential Zoned District to Existing Neighborhood (EN2) Zoned District. Sec. 3 T15S R10E; *Parcel Id#*
-2474561081.00-Lot being that Por Tract "ABCD A" per Plat 37S 247966 situated in Sec. 37 T15S R10E Acq. 37S 247966 &
-2474561082.00-Lot being that Por Tract "ABCD A" per Plat 37S 247966 situated in Sec. 8 T15S R10E Acq. 37S 247966.

Mr. Gary Robicheaux appeared before the board to discuss the request for Rezoning of Property located at 135 Oak Dr., Centerville, LA from Single Family (SR) Residential Zoned District to Existing Neighborhood (EN2) Zoned District.

Mr. Robicheaux stated that he is the property owner and that the intention is to place a new manufactured home on the 1 ½ acre vacant lot for his daughter, Hollie Robicheaux Blanchard to reside in. Mr. Robicheaux explained that the property is located on a dead end street and that there are currently two (2) manufactured homes in the area and that in the past there have been manufactured homes in the area.

Mr. Druilhet questioned whether this will be the only manufactured home on the property.

Mr. Robicheaux stated that there will only be one manufactured home on the property.

Mrs. Saucier questioned the zoning.

Mrs. Luke stated that Existing Neighborhood 2 (EN2) allows for manufactured homes.

Mrs. Luke stated that the Planning & Zoning Department has not received any opposition relative to this request.

Mrs. Tabor made a motion to approve the request for Rezoning of Property by Hollie Robicheaux Blanchard representing Gary Robicheaux located at 135 Oak Dr., Centerville, LA from Single Family (SR) Residential Zoned District to Existing Neighborhood (EN2) Zoned District. Sec. 3 T15S R10E; *Parcel Id# -2474561081.00-Lot being that Por Tract "ABCD A" per Plat 37S 247966 situated in Sec. 37 T15S R10E Acq. 37S 247966 & -2474561082.00-Lot being that Por Tract "ABCD A" per Plat 37S 247966 situated in Sec. 8 T15S R10E Acq. 37S 247966.* Mrs. Saucier seconded the motion which carried with the following 3-0-0-2 Roll Call Vote:

Yeas: Deborah Tabor, Danny Lipari and Kimberly Saucier

Nays: None

Abstained: None

Absent: Jimmy Wiley and William Gil

Mr. Barry Druilhet read the request for Rezoning of Property by Grant Luke located at 1650 Iberia St., Franklin, LA from Light Industrial (LI) Zoned District to Single Family (SR) Residential Zoned District. Sec. 2 T14S R9E; *Parcel Id# 2204701192.00- Lot 13-D Diane Luke Nugent ET AL Part per DWG #6356-1 per Plat 27H 206574.*

Mrs. Luke stated that items B, C and E are all located in the same area and is owned by the Luke family.

Mrs. Saucier made a motion to approve the request for Rezoning of Property by Grant Luke located at 1650 Iberia St., Franklin, LA from Light Industrial (LI) Zoned District to Single Family (SR) Residential Zoned District. Sec. 2 T14S R9E; *Parcel Id# 2204701192.00- Lot 13-D Diane Luke Nugent ET AL Part per DWG #6356-1 per Plat 27H 206574.* Mrs. Tabor seconded the motion which carried with the following 3-0-0-2 Roll Call Vote:

Yeas: Deborah Tabor, Danny Lipari and Kimberly Saucier

Nays: None

Abstained: None

Absent: Jimmy Wiley and William Gil

Mr. Barry Druilhet read the request for Rezoning of Property by Dianne Luke Nugent, June Luke, Charlotte Luke Hay, David Luke, Gary Luke, Grant Luke, Joel Luke, John Luke, Jr., Elaine Luke Young, Leila Luke Deslatte, Melinda Luke Yoshida, Charles Luke & Laura Luke Zuniga located at 1668 Iberia St., Franklin from Light Industrial (LI) Zoned District to Single Family (SR) Residential Zoned District. Sec. 2 T14S R9E; *Parcel Id# 2204701194.00- LOT TRACT D-E-F-G-H-D PER PLAT 40M 258487 ACQ 24M 192689.*

Mrs. Saucier made a motion to approve the request for Rezoning of Property by Dianne Luke Nugent, June Luke, Charlotte Luke Hay, David Luke, Gary Luke, Grant Luke, Joel Luke, John Luke, Jr., Elaine Luke Young, Leila Luke Deslatte, Melinda Luke Yoshida, Charles Luke & Laura Luke Zuniga located at 1668 Iberia St., Franklin from Light Industrial (LI) Zoned District to Single Family (SR) Residential Zoned District. Sec. 2 T14S R9E; *Parcel Id# 2204701194.00- LOT TRACT D-E-F-G-H-D PER PLAT 40M 258487 ACQ 24M 192689*. Mrs. Tabor seconded the motion which carried with the following 3-0-0-2 Roll Call Vote:

Yeas: Deborah Tabor, Danny Lipari and Kimberly Saucier

Nays: None

Abstained: None

Absent: Jimmy Wiley and William Gil

Mr. Barry Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Cheryl Higgins in a Light Industrial (LI) Zoned District located at 19135 Hwy. 182, Jeanerette, LA. Sec. 37 T13S R3E; *Parcel Id# 1965001018.00- Lot Tract 4 per Plat 121 295070 Acq. 45X 281407 Improvements*.

Mr. Jason Higgins, Cheryl Higgins son, appeared before the board to discuss the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Cheryl Higgins in a Light Industrial (LI) Zoned District located at 19135 Hwy. 182, Jeanerette, LA. Mr. Higgins stated that his father recently passed away and that his mother, Cheryl Higgins is requesting to subdivide the property equally to give a portion to Jason Higgins and a portion of property to his brother.

Mrs. Saucier stated that the property will remain Light Industrial.

Mrs. Tabor questioned whether all guidelines are met.

Mr. Lipari questioned whether both pieces of property will be accessible once the subdivision is complete.

Mr. Higgins stated that both properties border Highway 182.

Mrs. Luke stated that all requirements are met and that the property does front Highway 182.

Mrs. Luke questioned the maintenance of the property in the rear.

Mr. Higgins stated that he owns all property in the rear of the proposed property.

Mrs. Saucier questioned the right of way.

Mrs. Luke stated that there is enough space to adjust the right of way if needed.

Mr. Lipari made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Cheryl Higgins in a Light Industrial (LI) Zoned District located at 19135 Hwy. 182, Jeanerette, LA. Sec. 37 T13S R3E; *Parcel Id# 1965001018.00- Lot Tract 4 per Plat 121 295070 Acq. 45X 281407 Improvements.* Mrs. Tabor seconded the motion which carried with the following 3-0-0-2 Roll Call Vote:

Yeas: Deborah Tabor, Danny Lipari and Kimberly Saucier

Nays: None

Abstained: None

Absent: Jimmy Wiley and William Gil

Mr. Barry Druilhet read the request for Rezoning of Property by Frank Thomas Luke located at 1608, 1630, 1664 & 1680 Iberia St., Franklin, LA from Light Industrial (LI) Zoned District to Single Family (SR) Residential Zoned District. Sec 2 T14S R9E; *Parcel Id#*

-2204701184.00-Lot por 0.577 AC Tract AA-BB-CC-DD-AA Earl Luke Et Al Part. Tracts shaded green per Plat 24M 192689 situated in Sec. 2 T14S R9E Acq.41Z 264237,

-2204701185.00- Lot por 0.577 AC Tract AA-BB-CC-DD-AA Earl Luke Et Al Part. Tracts shaded green per Plat 24M 192689 situated in Sec. 3 T14S R9E Acq.41Z 264237,

-2204701189.00-0.786 AC Tract R-S-T-U-V-R Earl Luke Et Al Part. Tracts shaded in green per Plat 24M 192689 Acq. 41Z 264267,

-2204701190.00-1.672 AC being that por of 6.369 AC Tract E-MM-LL-KK-Z-Y-X-U-T-S-R-O-N-M-K-J-G-F-E Luke Part. Tracts shaded in green per Plat 24M 192689 situated in Sec. 2 T14S R9E Acq. 43V 272358,

-2204701191.00-4.697 AC being that por of 6.369 AC Tract E-MM-LL-KK-Z-Y-X-U-T-S-R-O-N-M-K-J-G-F-E Luke Part. Tracts shaded in green per Plat 24M 192689 situated in Sec. 3 T14S R9E Acq. 43V 272358,

-2204701193.00-0.340 AC Tract J-K-L-Q-J Luke Part. Tracts shaded in green per Plat 24M 192689 Acq. 43V 272358 &

-2204701195.00-0.208 AC being that por of 0.407 AC Tract C-D-H-I-C Luke Part. Tracts shaded in green per Plat 24M 192689 situated in Sec. 2 T14S R9E Acq. 43V 272358.

Mrs. Saucier made a motion to approve the request for Rezoning of Property by Frank Thomas Luke located at 1608, 1630, 1664 & 1680 Iberia St., Franklin, LA from Light Industrial (LI) Zoned District to Single Family (SR) Residential Zoned District. Sec 2 T14S R9E; *Parcel Id#*

-2204701184.00-Lot por 0.577 AC Tract AA-BB-CC-DD-AA Earl Luke Et Al Part. Tracts shaded green per Plat 24M 192689 situated in Sec. 2 T14S R9E Acq.41Z 264237,

-2204701185.00- Lot por 0.577 AC Tract AA-BB-CC-DD-AA Earl Luke Et Al Part. Tracts shaded green per Plat 24M 192689 situated in Sec. 3 T14S R9E Acq.41Z 264237,

-2204701189.00-0.786 AC Tract R-S-T-U-V-R Earl Luke Et Al Part. Tracts shaded in green per Plat 24M 192689 Acq. 41Z 264267,

-2204701190.00-1.672 AC being that por of 6.369 AC Tract E-MM-LL-KK-Z-Y-X-U-T-S-R-O-N-M-K-J-G-F-E Luke Part. Tracts shaded in green per Plat 24M 192689 situated in Sec. 2 T14S R9E Acq. 43V 272358,

-2204701191.00-4.697 AC being that por of 6.369 AC Tract E-MM-LL-KK-Z-Y-X-U-T-S-R-O-N-M-K-J-G-F-E Luke Part. Tracts shaded in green per Plat 24M 192689 situated in Sec. 3 T14S R9E Acq. 43V 272358,
-2204701193.00-0.340 AC Tract J-K-L-Q-J Luke Part. Tracts shaded in green per Plat 24M 192689 Acq. 43V 272358 &
-2204701195.00-0.208 AC being that por of 0.407 AC Tract C-D-H-I-C Luke Part. Tracts shaded in green per Plat 24M 192689 situated in Sec. 2 T14S R9E Acq. 43V 272358. . Mrs. Tabor seconded the motion which carried with the following 3-0-0-2 Roll Call Vote:

Yeas: Deborah Tabor, Danny Lipari and Kimberly Saucier

Nays: None

Abstained: None

Absent: Jimmy Wiley and William Gil

Mr. Barry Druilhet read the request for Rezoning of Property by CC's Seafood & Grill, LLC (Chandra Chauvin) located at 15830 Hwy. 182, Franklin, LA from to Single Family (SR) Residential Zoned District to General Commercial (GC) Zoned District. Sec.13 T14S R9E; *Parcel Id# 2174801014.00- Lot BD Old U S 90 - Falzon - New U S 90 - Markerson per Plat 16W 147937 In Sec. 13 T14S R9E Acq. 140 297708 Improvements.*

Mrs. Chandra Chauvin appeared before the board to discuss the request for Rezoning of Property by CC's Seafood & Grill, LLC (Chandra Chauvin) located at 15830 Hwy. 182, Franklin, LA from to Single Family (SR) Residential Zoned District to General Commercial (GC) Zoned District.

Mrs. Chauvin stated that she is the owner of the building that has been closed for some time and that her intent is to sell it.

Mrs. Saucier questioned any future plans.

Mrs. Lynette Bagala, realtor stated that the building has always operated as a restaurant but is currently zoned residential.

Mrs. Luke stated that by requesting to rezone the property to General Commercial (GC) will allow to sell.

Mrs. Saucier questioned any opposition.

Mrs. Luke stated that the Planning & Zoning Department has not received any inquiries in reference to the request.

Mrs. Saucier made a motion to approve the request for Rezoning of Property by CC's Seafood & Grill, LLC (Chandra Chauvin) located at 15830 Hwy. 182, Franklin, LA from to Single Family (SR) Residential Zoned District to General Commercial (GC) Zoned District. Sec.13 T14S R9E; *Parcel Id# 2174801014.00- Lot BD Old U S 90 - Falzon - New U S 90 - Markerson per Plat 16W 147937 In Sec. 13 T14S R9E Acq. 140 297708 Improvements.*

Mr. Lipari seconded the motion which carried with the following 3-0-0-2 Roll Call Vote:

Yeas: Deborah Tabor, Danny Lipari and Kimberly Saucier

Nays: None

Abstained: None

Absent: Jimmy Wiley and William Gil

Mr. Barry Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Joe Al S. Berry to be acquired by William R. Newberry in a Single Family (SR) Residential Zoned District located at 3808 Hwy. 182, Patterson, LA. Sec. 17 T15S R11E;

- 2774421009.00-4.09 AC por Tract as per Plat 308 320823 being Resubd por Lot 3 as reflected prop. of Ara May Degravelle Hall per Plat 25R 198825 Acq. 312 321427,

-2774421010.00-2.11 AC por Tract A per Plat 308 320823 lying in grassline area being Resubd por Lot 3 as reflected prop. of Ara May Degravelle Hall per Plat 25R 198825 Acq. 312 321427 &

-2774421011.00-0.37 AC por Tract a per Plat 308 320823 lying in Road R/W being Resubd por Lot 3 as reflected prop. of Ara May Degravelle Hall per plat 25R 198825 Acq. 312 321427.

Mr. James Templeton appeared before the board to represent the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Joe Al S. Berry to be acquired by William R. Newberry in a Single Family (SR) Residential Zoned District located at 3808 Hwy. 182, Patterson, LA.

Mr. Templeton stated that Mr. Newberry is purchasing property from Mr. Berry. Mr. Templeton stated that the request is basically a lot line adjustment for Mr. Newberry to gain additional property.

Mr. Druilhet questioned whether all requirements are met.

Mrs. Luke stated that the property will be land hooked together; it will not be a separate developmental site.

Mrs. Tabor made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Joe Al S. Berry to be acquired by William R. Newberry in a Single Family (SR) Residential Zoned District located at 3808 Hwy. 182, Patterson, LA. Sec. 17 T15S R11E;

- 2774421009.00-4.09 AC por Tract a per Plat 308 320823 being Resubd por Lot 3 as reflected prop. of Ara May Degravelle Hall per Plat 25R 198825 Acq. 312 321427,

-2774421010.00-2.11 AC por Tract A per Plat 308 320823 lying in grassline area being Resubd por Lot 3 as reflected prop. of Ara May Degravelle Hall per Plat 25R 198825 Acq. 312 321427 &

-2774421011.00-0.37 AC por Tract a per Plat 308 320823 lying in Road R/W being Resubd por Lot 3 as reflected prop. of Ara May Degravelle Hall per plat 25R 198825 Acq. 312 321427.

Mrs. Saucier seconded the motion which carried with the following 3-0-0-2 Roll Call Vote:

Yeas: Deborah Tabor, Danny Lipari and Kimberly Saucier

Nays: None

Abstained: None

Absent: Jimmy Wiley and William Gil

Mr. Barry Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for David Drinkwater & Benjamin Drinkwater located at 10789 Hwy. 182, Franklin, LA in an Agricultural (AG) Zoned District, Sec. 13 T15S R10E

-Parcel Id#-2234524040.00-4.00 AC Tract "QRSEFGTPO" per Plat 44L 274870 Acq. 44L 274869

& 10787 Hwy. 182 in Franklin, LA located in a Single Family (SR) Residential Zoned District &

- Parcel Id#2234524024.00-Lot Tract "RBCDESR" per Plat 44L 27487 Acq. 43T 271964.

Mr. Benjamin Drinkwater appeared before the board to discuss the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for David Drinkwater & Benjamin Drinkwater located at 10789 Hwy. 182, Franklin, LA.

Mrs. Saucier questioned whether property will be sold in between Mr. Benjamin Drinkwater's property and Drinkwater.

Mr. Drinkwater stated that the plat was done approximately 13 years ago. Mr. Benjamin Drinkwater stated that he had sold a piece of property to his uncle, David Drinkwater but bought a piece of the property back over the years.

Mrs. Saucier questioned whether there are any intentions of placing a house between Mr. Benjamin Drinkwater's property and Drinkwater Products.

Mr. Drinkwater stated that there is no intention to place a house on the property between where he resides and Drinkwater Products.

Mr. Drinkwater stated that there is currently a house on one lot and a shop on the other lot.

Mr. Drinkwater stated that he does not want to re-do the survey.

Mrs. Saucier questioned whether the two pieces of property will be land hooked.

Mr. Drinkwater stated that the two pieces of property will be land hooked.

Mr. Lipari made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for David Drinkwater & Benjamin Drinkwater located at 10789 Hwy. 182, Franklin, LA in an Agricultural (AG) Zoned District, Sec. 13 T15S R10E;

-Parcel Id#-2234524040.00-4.00 AC Tract "QRSEFGTPO" per Plat 44L 274870 Acq. 44L 274869 & 10787 Hwy. 182 in Franklin, LA located in a Single Family (SR) Residential Zoned District &

- Parcel Id#2234524024.00-Lot Tract "RBCDESR" per Plat 44L 27487 Acq. 43T 271964.
Mrs. Saucier seconded the motion which carried with the following 3-0-0-2 Roll Call Vote:

Yeas: Deborah Tabor, Danny Lipari and Kimberly Saucier

Nays: None

Abstained: None

Absent: Jimmy Wiley and William Gil

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

S/G Barry Druilhet

Vice - Chairman Barry Druilhet
St. Mary Parish Planning and Zoning Commission