

Planning & Zoning Commission
Public Hearing Minutes
February 23, 2015
5:45 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, Danny Lipari, James Bennett, Jr. and Kimberly Cossey Saucier. Absent were Deborah Tabor and Jimmy Wiley. Also in attendance was David Hanagriff, St. Mary Parish Councilman for Ward 4.

The purpose of the hearing was to receive written and/or oral comments relative to the following proposed Specific Use, Subdivision/Development and Rezoning of property:

Preliminary & Final Subdivision / Development Approval for a Subdivision of Property for Spirit Contractors, LLC (Ralph Guidry) in a Heavy Industrial (HI) Zoned District and Conservation (CN) Zoned District located along Berwick South Rd. (formally Thorguson Rd.), Berwick, LA. Sec. 203 T16S R12E; - *Parcel Id# -3074284003.00*-19.28 Ac Tract being Lot por No. 4 Sec. 3 T16S R12E SWLD lying North of Bayou Black Acq. 91 290656 & - *Parcel Id# -3014281006.00*-20.72 Ac Tract being Lot 6 Sec. 3 T16S R12E SWLD lying North of Bayou Black Acq. 91 290656.

Rodriguez Brothers Farm Partnership for a Specific Use Request to operate a Bunkhouse in an Agricultural (AG) Zoned District located at 1100 Hwy. 83, Franklin, LA; Sec.55 T14S R9E; *Parcel Id#1994844032.00*-Lot BD W B Kempers Cypremort Farms-Est Alcendor Carlin (Now Alcendor Carlin Part)-Public Rd-Presston Brown Acq. 268 315321.

Craig Walker for a Specific Use Request to install a Pond in a Single Family(SR) Residential Zoned District located at 10222 Hwy. 182 W., Franklin, LA; Sec.11 T15S R10E; *Parcel Id#2384601010.00*-Lot Tract 3 being "FGDEF" per Plat 36I 242877.

John W. Veeder & George T. Veeder Estate represented by Howard Sinitiere and Betty Veeder for a Specific Use Request for a Recreational Vehicle (RV) Park (15 Lots) in a Conservation Zoned District located at 22833, 22837, 22853, 22865, 22877, 22783, 22787, 22789, 22793, 22795, 22797, 22799, 22807, 22811 & 22825 Levee Rd., Charenton, LA; Sec. 23 T13S R9E; *Parcel Id# 2115084081.00,2115084089.00 & 2115084087.00*- 2.36 Ac Por 76.50 Ac Tract BD Grand Lake&Spiller-Pub Rd.-Bayou Teche-G Veeder&J Veeder situated in Sec. 23 T13S R9E lying between Levee R/W and Canal Acq. 267 315177.

Preliminary & Final Subdivision/Development Approval for a Subdivision of Property by Keith C. Bodin Representing Bodin Heirs in an Agricultural Zoned (AG) Zoned District located 2010 Hwy. 83, Franklin, LA. Sec. 16 T14S R8E; *Parcel Id#1934861014.00*- 149.00 AC BD Prevost-Prevost-Road-Labauve Acq. 153 299533.

Mr. Paul Gil read the request for Preliminary & Final Subdivision / Development Approval for a Subdivision of Property for Spirit Contractors, LLC (Ralph Guidry) in a Heavy Industrial (HI) Zoned District and Conservation (CN) Zoned District located along Berwick South Rd. (formally Thorguson Rd.), Berwick, LA. Sec. 203 T16S R12E;
- *Parcel Id# -3074284003.00-19.28* Ac Tract being Lot por No. 4 Sec. 3 T16S R12E SWLD lying North of Bayou Black Acq. 91 290656 &
- *Parcel Id# -3014281006.00-20.72* Ac Tract being Lot 6 Sec. 3 T16S R12E SWLD lying North of Bayou Black Acq. 91 290656.

Mr. Paul Gil read the request for Rodriguez Brothers Farm Partnership for a Specific Use Request to operate a Bunkhouse in an Agricultural (AG) Zoned District located at 1100 Hwy. 83, Franklin, LA; Sec.55 T14S R9E; *Parcel Id#1994844032.00-* Lot BD W B Kempers Cypremort Farms-Est Alcendor Carlin (Now Alcendor Carlin Part)-Public Rd-Presston Brown Acq. 268 315321.

Ms. Linda Gash appeared before the Planning & Zoning Commission to express opposition to the request for Rodriguez Brothers Farm Partnership for a Specific Use Request to operate a Bunkhouse in an Agricultural (AG) Zoned District located at 1100 Hwy. 83, Franklin, LA; Sec.55 T14S R9E; *Parcel Id#1994844032.00-* Lot BD W B Kempers Cypremort Farms-Est Alcendor Carlin (Now Alcendor Carlin Part)-Public Rd-Presston Brown Acq. 268 315321. Ms. Gash stated that she resides at 1130 Hwy. 83 and that her concern is safety for herself and her grandchildren.

Ms. Nelwin Walker appeared before the Planning & Zoning Commission to express opposition to the request for Rodriguez Brothers Farm Partnership for a Specific Use Request to operate a Bunkhouse in an Agricultural (AG) Zoned District located at 1100 Hwy. 83, Franklin, LA; Sec.55 T14S R9E; *Parcel Id#1994844032.00-* Lot BD W B Kempers Cypremort Farms-Est Alcendor Carlin (Now Alcendor Carlin Part)-Public Rd-Presston Brown Acq. 268 315321. Ms. Walker stated that she resides at 1082 Hwy. 83 and that her concern is safety and feels that a commercial business should not be located in a residential neighborhood. Ms. Walker stated that her mother lived at 1082 Hwy. 83 and plans to return but will not feel safe living there near a bunkhouse.

Mr. Alfred Washington appeared before the Planning & Zoning Commission to obtain more information on the process of the bunkhouse request for Rodriguez Brothers Farm Partnership for a Specific Use Request to operate a Bunkhouse in an Agricultural (AG) Zoned District located at 1100 Hwy. 83, Franklin, LA; Sec.55 T14S R9E; *Parcel Id#1994844032.00-* Lot BD W B Kempers Cypremort Farms-Est Alcendor Carlin (Now Alcendor Carlin Part)-Public Rd-Presston Brown Acq. 268 315321.

Mrs. Ronda Pennington appeared before the Planning & Zoning Commission to express opposition to the request for Rodriguez Brothers Farm Partnership for a Specific Use Request to operate a Bunkhouse in an Agricultural (AG) Zoned District located at 1100 Hwy. 83, Franklin, LA; Sec.55 T14S R9E; *Parcel Id#1994844032.00-* Lot BD W B Kempers Cypremort Farms-Est Alcendor Carlin (Now Alcendor Carlin Part)-Public Rd-Presston Brown Acq. 268 315321. Mrs. Pennington stated that she resides diagonally from the proposed bunkhouse. Mrs. Pennington stated that her concern is the affect that the bunkhouse will have on her property value and that the current request may be for three (3) to four (4) workers but what procedure is taken if there are more than three (3) to four (4) workers in the bunkhouse.

Mrs. Tammy Luke, Director of Planning & Zoning, suggested contacting the Assessor's Office to get information on how the bunkhouse will affect property value. Mrs. Luke stated that the request is for one (1) bunkhouse and that he would have to apply for additional manufactured homes or construction of a building to house additional workers.

Mr. Paul Gil read the request for Craig Walker for a Specific Use Request to install a Pond in a Single Family(SR) Residential Zoned District located at 10222 Hwy. 182 W., Franklin, LA; Sec.11 T15S R10E; *Parcel Id#2384601010.00*-Lot Tract 3 being "FGDEF" per Plat 36I 242877.

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There being no further business, Chairman Paul Gil adjourned the Public Hearing.

S/G Paul Gil
Chairman Paul Gil
St. Mary Parish Planning and Zoning Commission