

Planning & Zoning Commission
Public Hearing Minutes
March 21, 2016
5:45 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

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

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:

Rezoning of Property by Ricky Granger located at 122 Jupiter St., Bayou Vista, LA from Existing Neighborhood (EN2) Zoned District to Light Industrial (LI) Residential Zoned District Sec. 19 T15S R12E; *Parcel Id#-2984321059.00- LOT 6-1 Clarke Bayou Vista Subd. Acq. 34P 325512 Improvements.*

Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Steve McQuiston represented by Michael Picard & April McQuiston in an Agricultural (AG) Zoned District located at 19143 Hwy. 182, Jeanerette, LA. Sec. 37 T13S R9E- *Parcel Id#1965001010.00- 4374 Ac East Half Tract BD LA Hwy. 182-Bourdier-RR-Matilda Pltn. Acq. 45W 281173 Improvements.*

Mr. William Gil read the request for Rezoning of Property by Ricky Granger located at 122 Jupiter St., Bayou Vista, LA from Existing Neighborhood (EN2) Zoned District to Light Industrial (LI) Residential Zoned District. Sec. 19 T15S R12E; *Parcel Id#-2984321059.00- LOT 6-1 Clarke Bayou Vista Subd. Acq. 34P 325512 Improvements.*

Ms. Jennie Epperson appeared before the board to express concern in reference to the rezone request by Ricky Granger located at 122 Jupiter St., Bayou Vista, LA from Existing Neighborhood (EN2) Zoned District to Light Industrial (LI) Residential Zoned District. Ms. Epperson stated that she resides adjacent to the property and that her concern is how the rezone will affect her property value.

Mr. Gerald Hotard appeared before the board to express concern in reference to the rezone request by Ricky Granger located at 122 Jupiter St., Bayou Vista, LA from Existing Neighborhood (EN2) Zoned District to Light Industrial (LI) Residential Zoned District. Mr. Hotard stated that he owns two (2) houses on Jupiter Street, that are located three (3) houses from the galvanizing plant and that his concern is how the rezone will affect his property value. Mr. Hotard stated that he is also concerned about health issues. Mr. Hotard stated that the galvanizing plant discharges a smoke or fog that seems to have an acid smell that is used to treat galvanize. Mr. Hotard stated that years ago the residents tried to get the EPA involved but nothing became of it. All residents had a concern with the smoke that came out of the galvanizing plant. Mr. Hotard further stated that improvements have been made but noticed a smoky fog last week and the week before. Mr. Hotard stated that the information he gathered from the EPA years ago was that it is ok for certain types of metals that are allowed to emit. Mr. Hotard stated that he has noticed that any metal, for instance, fences and window screens, in the area has rusted. Mr. Hotard stated that the plant was probably in operation before any homes were built and feels that since the plant is located so close to the houses that the plant should not be allowed

in the area. Mr. Hotard stated that in the past the plant had an orange discharged that ran into the ditches. The plant filled the ditches in with dirt, which he feels only hid the problem. Mr. Hotard stated that there are a number of issues with the plant. Another concern is that the plant may buy other adjacent property and expand from there.

Mrs. Tabor questioned how long Mr. Hotard has resided in the area.

In reference to Mrs. Tabor's inquiry, Mr. Hotard stated that he has resided in the area for more than 20 years.

Mrs. Tabor questioned whether the plant was operating before Mr. Hotard moved to the area.

In reference to Mrs. Tabor's inquiry, Mr. Hotard stated that the plant was operating when he moved to the area.

Mrs. Tabor questioned whether EPA or DEQ had been contacted with the concerns.

In reference to Mrs. Tabor's inquiry, Mr. Hotard stated that years ago Mr. Scott Ramsey was the attorney for the group of neighbors that tried to deal with the situation and had a meeting with DEQ. Mr. Hotard stated that at that time they were told that plant emissions were safe and that it did not require any workers to wear any protection. Mr. Hotard stated that he recently constructed a new home and will be selling the property on Jupiter Street. However, his new home is located two (2) blocks away and he still has smoke at the new home. Therefore, his concern remains. Mr. Hotard feels that it does affect property that is more than 200 feet away. Mr. Hotard stated that in the past it was said that the galvanizing plant was looking for property in the Centerville area to relocate the business but the business remains at the current location. Mr. Hotard stated that he mostly owns rental property.

Mrs. Joyce Romero appeared before the board to express concern in reference to the rezone request by Ricky Granger located at 122 Jupiter St., Bayou Vista, LA from Existing Neighborhood (EN2) Zoned District to Light Industrial (LI) Residential Zoned District. Mrs. Romero stated that she has been diagnosed with breast cancer and most recently diagnosed with COPD and believes that it is a result of the galvanizing plant. Mrs. Romero stated that there is a smell of acid in the air and she cannot go outside in her yard. Mrs. Romero stated that there are four (4) residents that have been diagnosed with COPD and one (1) has asthma. Mrs. Romero believes that their health issues are a result of the galvanizing plant as well.

Mrs. Tabor questioned how long Mrs. Romero has resided in the area.

In response to Mrs. Tabor's inquiry, Mrs. Romero stated that due to Hurricane Andrew, she had to relocate and has resided on Jupiter Street since 1992.

Mr. Druilhet questioned whether any gas smithers are installed in the plant.

In response to Mr. Druilhet's inquiry, Mrs. Romero stated that she is not sure whether gas smithers are installed or not. However, Mrs. Romero stated that the pavement is orange and that she is in opposition to the rezone request.

Mrs. Luke stated that it is her understanding that the intent is to relocate the office area, not expand the business space. Mrs. Luke stated that rezoning the property to Neighborhood Commercial would

allow use for an office space. The property that the current business is located on is zoned Light Industrial. If the property will be used for an office, you can restrict the commercial use from Light Industrial, which will prohibit expanding the yard as it currently is, therefore allowing the lot where the house is located to be used as office space, and rezone it to Neighborhood Commercial.

Mr. Ricky Granger stated that he owns the property located at 122 Jupiter and that he has resided there for 26 years. Mr. Granger stated that he has worked at the plant for 43 years. Mr. Granger stated that a bag house is installed to help eliminate some of the issues with the air. The orange that the residents are noticing is run off and happens when water comes into contact with rusted steel, which is the operation of the business. The business takes steel and removes the rust and mill scale and galvanizes the steel. Mr. Granger stated that they currently use lead free zinc and that the kettle is lead free, only zinc. Mr. Granger stated that the idea of the plant purchasing the property has been talked about for years. It was once considered to use the house as an office. There is currently a two (2) story office on the property where the business is currently located. Mr. Granger believes that the current house may be used as an office but is not sure if it will work as an office. Mr. Granger stated that there is not an immediate plan but it is not in the budget to expand the business. However, they wanted this option available. Mr. Granger stated he was once Vice – President of the plant, the business was bought out then Mr. Granger became regional Vice - President under U. S. Galvanizing and is currently serving as Plant Manager under AZZ Galvanizing. Mr. Granger stated that he is not aware of any intentions other than what they told him, which is partially increasing the size of the plant to create an additional lay down area. Mr. Granger explained that there is no increase in production and that there is not enough space to expand.

Mrs. Luke questioned the laydown process.

Mr. Granger stated that once the steel is galvanized, there is a cleaning yard where the steel is laid down until it is picked up.

Mr. Lipari questioned any fumes.

Mr. Granger stated that there are no fumes present and explained that any fume that is emitted occurs when the steel is placed into the molten zinc, after this process, there is no fume that is emitted.

Mr. Druilhet questioned the orange run off and also questioned whether any sand blasting occurs at the plant.

Mr. Granger stated that they receive the material in a rusted state and when it rains on rusty material, the rust is what runs off of the material in an orange state.

Mr. Druilhet clarified that the orange run off is created when it rains on the rusted material.

In response to Mr. Druilhet's inquiry, Mr. Granger stated that the orange run off is created when it rains on the rusty material.

Mr. Gil stated that according to the map, Mr. Granger's current residence is the only house that is in the confines of the square property. Therefore, the galvanizing plant will become part of the complete block.

Mr. Granger stated that it is an "L" shaped piece of property.

Mr. Gil stated that he passes the area regularly and that the lay down yard on Neptune Street has a lot of material.

Mr. Gil questioned whether the intent is to tear down the house on Mr. Granger's property.

Mr. Granger stated that he is not sure of the intent and thinks that currently they are thinking of spreading out the current yard and that it will probably be at least one (1) year before the house may be torn down.

Mrs. Saucier questioned whether the Neighborhood Commercial would allow for a storage building as well as an office.

Mrs. Luke stated that Neighborhood Commercial would only allow for an office. The most restricted zoning that can be given for the storage building would be Light Industrial.

Mr. Gil read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Steve McQuiston represented by Michael Picard & April McQuiston in an Agricultural (AG) Zoned District located at 19143 Hwy. 182, Jeanerette, LA. Sec. 37 T13S R9E- *Parcel Id#1965001010.00- 4374 Ac East Half Tract BD LA Hwy. 182-Bourdier-RR-Matilda Pltn. Acq. 45W 281173 Improvements.*

Mr. Michael Picard appeared before the board to discuss Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Steve McQuiston represented by Michael Picard & April McQuiston in an Agricultural (AG) Zoned District located at 19143 Hwy. 182, Jeanerette, LA.

Mr. Picard stated that the property is zoned Agricultural and that the intention is to divide the property for Steve McQuiston to donate to his daughter, April McQuiston.

Mrs. Luke stated that the property does not meet the lot size for Agricultural; therefore it is on the Board of Adjustments agenda for April 4, 2016.

There being no further business, Board Member William Gil adjourned the Public Hearing.

S/g William Gil
William Gil
St. Mary Parish Planning and Zoning Commission