

Planning & Zoning Commission
Public Hearing Minutes
April 18, 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, and Joshua Montgomery. Absent was Kimberly Saucier. Also in attendance was Glen Hidalgo, Parish Council member.

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 and Final Subdivision/Development Approval for a Subdivision of Property for Bayou Vista Volunteer Fire Dept. Inc. in a Single Family Residential (SR) Zoned District located at 1519 Hwy 182 East, Morgan City, LA. Sec. 15 T16S R12E;
-2984321148.00-Lot por No.9 Clarke Bayou Vista Subd. situated Sec. 15 T16S R12E Acq.35Z 241217,
-2984321149.00-Lot por No. 9 Clarke Bayou Vista Subd. Situated Sec. 18 T15S R12E Acq. 35Z 241217 &
-2984321181.00-.Lot por No. 8 Clarke Bayou Vista Subd. Situated Sec. 18 T15S R12E Acq. 35Z 241217.

Rezoning of Property by Pamela & Manuel Booker located at 146 Georgetown Rd., Franklin, LA from Existing Neighborhood (EN1) Zoned District to Existing Neighborhood (EN2) Zoned District. Sec.27 T14S R8E; *Parcel Id# 1634764106.00- Lot BD L Chenest-A Jacobs-Georgetown Ln.-A Jacobs Acq. 41J 261821.*

Specific Use Request for David Jones represented by Ricky Theriot to place livestock (horses and roosters) in an Existing Neighborhood (EN1) Zoned District located at 324 Edmond Ln, Charenton, LA; Sec.1 T13S R9E; *Parcel Id#- 2144961079.00- Lot BD Lightfoot-Road-Thomas-Joseph Acq. 271 315714.*

Rezoning of Property by Randy Martin,Roy Martin Jr., Jean Mensman & Nancy Landen located at 315 BDC Ln., Centerville, LA from Existing Neighborhood (EN2) Zoned District to Existing Neighborhood (EN3) Zoned District. Sec.27 T14S R8E; *Parcel Id#2534481019.00- Lot Parcel 2 Leroy Martin El Al Part. being Tract D-I-J-E-D per Plat 23K 18764 Acq. 23K 187264.*

Preliminary and Final Subdivision/Development Approval for a Subdivision of Property for Michael Landry in an Agricultural (AG) Zoned District located at 266 Hwy. 668, Jeanerette, LA. Sec. 7 T14S R8E;
- 1784941002.00-34.67 AC Tract being por of 40.00 Ac Tract BD G Armelin - Sorrel - B Philip - Goulas situated in Sec.7 T14S R8E lying South of railroad r/w Acq 23Q 188458
-1784941008.00-.60 AC Tract being por of 40.00 AC Tract BD L Legnon - B -Philips - G Honanda - road designated as railroad r/w per plat QQ 35905 Acq. Z 18527
-1784941009.00- 1.15 AC tract being por 40.00 AC Tract BD G Armelin - Sorrel - B Philip - Goulas situated in Sec.7 T14S R8E lying North of railroad r/w Acq. 23Q 188458.

Preliminary and Final Subdivision/Development Approval for a Subdivision of Property for Big Ben Land Co., Inc. in an Existing Neighborhood (EN2) Zoned District located at 412 Darlene St., Patterson, LA. Sec. 50 T16S R11E; *Parcel Id# 2834204014.00- 35.26 AC BD Bozo Land Co (now Big Ben Land Co. Inc.)-Seyburn and L K Williams-bauer and Brumby-Norman and Shivers situated in Sec. 50 T16S R11E Acq. 38M 251071.*

Mr. William Gil read the request for Preliminary and Final Subdivision/Development Approval for a Subdivision of Property for Bayou Vista Volunteer Fire Dept. Inc. in a Single Family Residential (SR) Zoned District located at 1519 Hwy 182 East, Morgan City, LA. Sec. 15 T16S R12E; *-2984321148.00-Lot por No.9 Clarke Bayou Vista Subd. situated Sec. 15 T16S R12E Acq.35Z 241217, -2984321149.00-Lot por No. 9 Clarke Bayou Vista Subd. Situated Sec. 18 T15S R12E Acq. 35Z 241217 & -2984321181.00-.Lot por No. 8 Clarke Bayou Vista Subd. Situated Sec. 18 T15S R12E Acq. 35Z 241217.*

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Mrs. Kathleen Louviere appeared before the board to express concern in reference to the request for Preliminary and Final Subdivision/Development Approval for a Subdivision of Property for Big Ben

Land Co., Inc. in an Existing Neighborhood (EN2) Zoned District located at 412 Darlene St., Patterson, LA.

Mrs. Louviere stated that she has resided at 404 Louisa Street, in the subdivision for 32 years and questioned whether this is the final decision for the subdivision to be enlarged. Mrs. Louviere stated that her concern is that there is one point of egress to the subdivision. Mrs. Louviere stated that a new subdivision would double the size of an existing fragile subdivision and that her concern is that there is an existing railroad track for in and out traffic that will pose a traffic hazard. Mrs. Louviere stated that it was once discussed that a second road would be installed but that road has never been developed. Mrs. Louviere stated that it is currently difficult to get in and out of the subdivision. Another concern is that of sewerage and drainage. Therefore, creating plumbing issues for her residence and the sewer man hole that is located at the front of her property. Mrs. Louviere questioned future plans of the subdivision, whether a manufactured home park, fixed homes or apartments would be developed and questioned whether any trees would be cut down that would affect the habitat.

Mrs. Girdie Ross and her husband, Joseph Ross appeared before the board to express concern in reference to the request for Preliminary and Final Subdivision/Development Approval for a Subdivision of Property for Big Ben Land Co., Inc. in an Existing Neighborhood (EN2) Zoned District located at 412 Darlene Street, Patterson, LA.

Mrs. Ross stated that she has resided at 301 Jeffery St. in Patterson for 17 years and that her concern is that the subdivision has one way in and one way out, increase in traffic that will add to the current traffic situation due to the railroad track and concern of increased drainage issues. Mrs. Ross stated that the subdivision floods when it rains. Mrs. Ross questioned the length that the process will take to complete and what are the intentions. Mrs. Ross stated that the subdivision currently has several badly maintained manufactured homes and that the current subdivision restrictions are not being followed.

Mr. Joseph Ross stated that he owns two (2) lots in the subdivision.

Mr. Gil stated that according to the map, one piece of property is being subdivided out of the proposed property.

Mrs. Tammy Luke, Director of Planning & Zoning, stated that the request is to divide one (1) lot. Mrs. Ross clarified that the subdivision consists of only one (1) lot.

Mrs. Luke verified that the request is to divide out one (1) lot and that the adjacent property owner is purchasing the property for additional yard space.

Mrs. Luke and Mr. Gil explained the terminology of subdivision.

Mr. Lamon Miller, Miller Engineer & Associates, explained that the 30 acres, according to the Street. Mary Parish Assessor's office is addressed as Darlene Street. but the plot that is being subdivided is not located on a street, it uses the address of Darlene Street.

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