

Planning & Zoning Commission
Regular Meeting
April 18, 2016
6:00 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.

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

Mrs. Tabor moved that the reading of the minutes of the Regular Meeting, March 21, 2016 be dispensed with and that the same be approved. Mr. Druilhet seconded the motion, which carried.

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.

Mrs. Luke stated that the new building and existing building shared a common wall and that the Board of Adjustments approved a setback variance for a zero lot line on April 4, 2016.

Mr. Lamon Miller, Miller Engineer & Associates, appeared before the board to discuss 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.

Mr. Miller stated that that the Bayou Vista Fire Department purchased two (2) tracks of property that are 100 ft. wide between Hwy. 182 and the Atchafalaya River. Mr. Miller explained that the Bayou Vista Fire Department is a private body that has an existing building but decided that they need an extra building to house fire trucks. This building was constructed with the use of public money. Mr. Miller explained that since public funds were used to construct the building that is located on private property, the building needed to be placed in a public body's name. Therefore, Fire District No. 7 was created. Mr. Miller explained that the Bayou Vista Fire Department is trying to get a partition to become Fire District No. 7. Mr. Miller further explained that the Bayou Vista Fire Department building is attached to an existing building and that a fire wall has been installed and the plans have been approved. The Bayou Vista Fire Department will use the middle of the two (2) buildings as a dividing line, hence the zero (0) setback is needed and has been approved.

Mr. Druilhet made a motion to approve 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. Mr. Lipari seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Barry Druilhet, Deborah Tabor, Jimmy Wiley, Danny Lipari and Joshua Montgomery

Nays: None

Abstained: None

Absent: Kimberly Saucier

Mr. William Gil read the request for 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.*

Mrs. Pamela Booker appeared before the board to discuss the request for 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.

Mrs. Booker stated that she has to move from her current location by July 2016. Therefore, she and her husband purchased the property located at 146 Georgetown Rd., Franklin. However, the current zoning does not allow for a manufactured home on the property.

Mr. Lipari questioned the type of structure that Mrs. Booker intends to place on the property.

In response to Mr. Lipari's inquiry, Mrs. Booker stated that she intends to move her double wide manufactured home from where she is currently residing to the property located at 146 Georgetown Rd., Franklin, LA.

Mr. Lipari questioned whether any other manufactured homes are located in the area.

Mrs. Booker stated that there are manufactured homes located in the area.

Mr. Lipari questioned whether Mrs. Booker received any opposition to her request.

Mr. Druilhet stated that a letter was received from the Alexander family.

Mrs. Luke stated that the Alexander family does not reside here. The Alexander family inherited the property from her father.

Mr. Gil stated that an email was received stating that the Alexander's did not have any issues with the request.

Mrs. Roshonda Bourgeois, Planning & Zoning Clerk, stated that the Planning & Zoning Department received an email stating that the Alexander family requested that the proposed property remain Existing Neighborhood (EN1) but did not give a reason for their opposition.

Mr. Gil questioned whether the Alexander family resides in St. Mary Parish.

Mrs. Bourgeois stated that the Alexander family does not reside in St. Mary Parish.

Mrs. Luke stated that a residence is not located on the Alexander family property.

Mrs. Bourgeois stated that there is a Church located on the property.

Mrs. Booker stated that she is a member of that Church, which is St. Matthews Baptist Church.

Mrs. Tabor questioned whether the Church is located next to Mrs. Booker's property.

Mrs. Luke and Mrs. Booker stated that the Church is located across the street from her property.

Mr. Edward Patrick, Jr. stated that he is a member of Dorick Lodge No. 23 F & AM and that it is located across the street from Mrs. Booker's property. Mr. Patrick questioned the reason he received notification. However, Mrs. Booker has clarified his concerns.

Mrs. Tabor asked Mr. Patrick whether he was in opposition of Mrs. Booker's request.

Mr. Patrick stated that he does not have any opposition to Mrs. Booker's request.

Mr. Druilhet made a motion to approve the request for 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*. Mr. Montgomery seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Barry Druilhet, Deborah Tabor, Jimmy Wiley, Danny Lipari and Joshua Montgomery

Nays: None

Abstained: None

Absent: Kimberly Saucier

Mr. William Gil read the request for a 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.*

Mr. Ricky Theriot appeared before the board to discuss a 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.

Mrs. Luke stated that Mr. Theriot did not have the sign notification posted on the property by the required date as stated in the ordinance.

Mrs. Luke stated that Mr. Theriot did mail the certified letters as required.

Mr. Gil questioned whether Mr. Theriot received any opposition.

Mr. Theriot stated that he does not have any neighbors to have a reason to oppose.

Mrs. Luke stated that Mr. Theriot lives at the end of Edmond Ln. and that he does not have any close neighbors. Mrs. Luke stated that the Planning & Zoning Department received inquiries in reference to Mr. Theriot's request.

Mr. Lipari made a motion to table the request for a 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.* Mr. Druilhet seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Barry Druilhet, Deborah Tabor, Jimmy Wiley, Danny Lipari and Joshua Montgomery

Nays: None

Abstained: None

Absent: Kimberly Saucier

Mr. William Gil read the request for 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.*

Mr. Roy Martin appeared before the board to discuss the request for 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.

Mr. Roy Martin appeared before the board to discuss the 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.

Mr. Martin stated that the request is to rezone the property with the intent to sell.

Mrs. Luke stated that the property is located in the middle of an existing manufactured home park.

Mr. Montgomery made a motion to approve the request for 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.* Mr. Druilhet seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Barry Druilhet, Deborah Tabor, Jimmy Wiley, Danny Lipari and Joshua Montgomery

Nays: None

Abstained: None

Absent: Kimberly Saucier

Mr. William Gil read the request for 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.

Mr. Michael Landry appeared before the board to discuss 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.

Mr. Landry stated that the intent is to exchange his portion of the estate property for the property that currently has the estate house located on it.

Mr. Landry stated that he has been renting the estate house for 30 years.

Mr. Lipari made a motion to approve the request for 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.

Mr. Druilhet seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Barry Druilhet, Deborah Tabor, Jimmy Wiley, Danny Lipari and Joshua Montgomery

Nays: None

Abstained: None

Absent: Kimberly Saucier

Mrs. Luke questioned the intention of the tract next to Lynn Landry that carves out a portion of property to access their driveway.

Mr. Landry stated that the portion is part of the estate.

Mr. William Gil read 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. 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. Lamon Miller, Miller Engineer & Associates, appeared before the board to discuss 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.

Mr. Miller stated the owners of Big Ben Land Company were approached by Mr. Chris Guidry, who owns a lot on Henry Street, to discuss increasing his yard space. The property can be accessed through his current property or as per the parish requirements. There is an ingress and egress to access the property. Mr. Guidry can only do what is allowed per zoning requirements unless he applies for a request to rezone. Mr. Miller explained that there is no development that can be used except what zoning allows, other than a drive way or utilities. Mr. Miller explained that a subdivision development is a three (3) step process. The three (3) step process consists of a preliminary phase, an engineering phase and a final phase. The engineering phase is done so that everything can be constructed as per the parish's specifications. Mr. Miller stated that Mr. Guidry wants to increase yard space, which will not increase people or additional traffic.

Mrs. Ross questioned the requirements of placing a shed on the property.

Mrs. Luke stated that zoning allows Mr. Guidry to have a shed and to place one (1) manufactured home on the property.

Mrs. Louviere questioned access to the proposed property.

Mr. Miller stated that Mr. Guidry will access the property through his current yard or through the ingress and egress.

Mr. Druilhet stated that valid issues were addressed and questioned Mrs. Louviere and Mrs. Ross in reference to whether they contacted the board of health or proper authorities with their concerns.

Mrs. Louviere stated that the issues were addressed and that drainage has improved but has not been resolved.

Mrs. Tabor stated that the issues may be because it's the end of the sewer and drainage line.

Mrs. Luke stated she believes that the drainage district needs to be contacted and that the drainage district will be notified.

Mrs. Tabor made a motion to approve 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. 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. Lipari seconded the motion which carried with the following 4-1-0-1 Roll Call Vote:

Yeas: Deborah Tabor, Jimmy Wiley, Danny Lipari and Joshua Montgomery

Nays: Barry Druilhet

Abstained: None

Absent: Kimberly Saucier

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

S/g William Gil

Chairman William Gil

St. Mary Parish Planning and Zoning Commission