

Planning & Zoning Commission
Regular Meeting
April 20, 2015
6:00 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, Jimmy Wiley, James Bennett, Jr., Danny Lipari and Kimberly Cossey Saucier. Absent was Deborah Tabor.

Mr. Lipari led the Invocation.

Mr. Bennett led the Pledge of Allegiance.

Mrs. Saucier moved that the reading of the minutes of the Regular Meeting, February 23, 2015 be dispensed with and that the same be approved. Mr. Lipari seconded the motion which carried.

Mr. Paul Gil read the request for Final Development approval for Coastwide Estates-Randy Tisdale for 12 of the 22 lot Preliminary approved Manufactured Home Park Expansion located at 1301 Lake Palourde Rd., Amelia, LA in an Existing Neighborhood (EN) Zoned District. Sec. 14 T16E R13E; *Parcel Id#3524261124.00*- Lot Tract "MNOPGFKLM" per Plat 100 103440 Acq. 240 311404.

Mrs. Tammy Luke, Planning & Zoning Director, stated that Preliminary Approval has been given for the 22 Lot Manufactured Home Park Expansion located at 1301 Lake Palourde Rd., Amelia, LA. However, at this time Mr. Tisdale is only requesting Final Development Approval for 12 of the 22 Lots that were given Preliminary Development Approval.

Mr. Gil questioned whether all requirements have been met.

Mrs. Luke stated that all requirements have been met for Final Development Approval for 12 Lots.

Mrs. Luke also reminded Mr. Tisdale that the Ordinance states that the completion deadline is one (1) year of receiving preliminary approval. Therefore, the deadline to have everything in place for Final Development Approval for the remaining 10 Lots is September 24, 2015.

Mrs. Saucier made a motion to approve the request for Final Development approval for Coastwide Estates-Randy Tisdale for 12 of the 22 lot Preliminary approved Manufactured Home Park Expansion located at 1301 Lake Palourde Rd., Amelia, LA in an Existing Neighborhood (EN) Zoned District. Sec. 14 T16E R13E; *Parcel Id#3524261124.00*- Lot Tract "MNOPGFKLM" per Plat 100 103440 Acq. 240 311404. Mr. Wiley seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Barry Druilhet, Jimmy Wiley, James Bennett, Jr., Danny Lipari,
and Kimberly Cossey Saucier

Nays: None

Abstained: None

Absent: Deborah Tabor

Mr. Paul Gil read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Carlino Investments, LLC (Lucas Carlino) in a Single Family (SR) Residential Zoned District located at 3808 Hwy. 182, Patterson, LA. Sec. 17 T15S R11E;- Parcel Id# -2804421001.00- 14.099 Ac Area A Sec. 17 T15S R11E per Plat 20C 168411 Acq. 33Y 232942.

Mr. James Templeton, engineer representing Carlino Investments, stated that the proposal is to subdivide the property into seven (7) lots. Mr. Templeton stated that the property is located on Bayou Teche, off of Highway 182. Originally Mr. Carlino intended to install individual sewer treatment plants but Mrs. Luke informed Mr. Templeton that public sewer is available for the proposed lots.

Mr. Templeton stated that there are services enough for two (2) of the lots. One (1) can be used as a double but the client does not have an issue with tying into the existing sewer.

Mr. Templeton stated that there is a fire hydrant that is located within 440 feet of one (1) of the lots and the other lot is 280 feet from the fire hydrant. Total distance is approximately 700 feet. Therefore, installation of an additional fire hydrant will be installed approximately in the middle of the property. The existing waterline is located on the opposite side of Highway 182.

Mrs. Luke stated that it is the decision of the water district as to which side of the road they install the fire hydrant.

Mrs. Luke stated that Mr. Carlino has paid the water district for the installation of the fire hydrant and that the Planning & Zoning Department has received written notification from the water district that the fire hydrant has been bought and paid for. Therefore, installation of the fire hydrant is on the water district's list to be installed.

Mr. Templeton questioned the sewer installation.

Mrs. Luke stated that she has spoken with the sewer district and that there are not any additional fees to the land owner once they purchase the property, to tap into the sewer line. Once the houses are built, they will tap the sewer in to the sewer line that is currently located across the front of the property.

Mr. Bennett made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Carlino Investments, LLC (Lucas Carlino) in a Single Family (SR) Residential Zoned District located at 3808 Hwy. 182, Patterson, LA. Sec. 17 T15S R11E;- Parcel Id# -2804421001.00- 14.099 Ac Area A Sec. 17 T15S R11E per Plat 20C 168411 Acq. 33Y 232942. Mr. Druilhet seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Barry Druilhet, Jimmy Wiley, James Bennett, Jr., Danny Lipari,
and Kimberly Cossey Saucier

Nays: None

Abstained: None

Absent: Deborah Tabor

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

Chairman Paul Gil
St. Mary Parish Planning and Zoning Commission