

Planning & Zoning Commission
Public Hearing Minutes
April 17, 2017
5:45 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

The Planning & Zoning Commission met on this date with Vice-Chairman Barry Druilhet presiding, and the following members present: Deborah Tabor, Danny Lipari, and Joshua Montgomery. Absent were Chairman William Gil, Jimmy Wiley and Kimberly Saucier. Also in attendance was Parish President David Hanagriff.

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 Shakeel Shamsuddin from Light Industrial (LI) Zoned District to General Commercial (GC) Zoned District located at 7716 Hwy. 182 Centerville, LA-Sec. 5 T15S R10E; Parcel Id# 2564561021.00- Lot BD Verdun and/or RD-R Verdun- J Verdun-Hwy 90 Acq 193 305059.

Mr. Druilhet read the request for Rezoning of Property by Shakeel Shamsuddin from Light Industrial (LI) Zoned District to General Commercial (GC) Zoned District located at 7716 Hwy. 182 Centerville, LA-Sec. 5 T15S R10E; Parcel Id# 2564561021.00- Lot BD Verdun and/or RD-R Verdun- J Verdun-Hwy 90 Acq 193 305059.

Mr. Joseph Keller appeared before the board to discuss concerns regarding the request for Rezoning of Property by Shakeel Shamsuddin from Light Industrial (LI) Zoned District to General Commercial (GC) Zoned District located at 7716 Hwy. 182 Centerville, LA-Sec. 5 T15S R10E; Parcel Id# 2564561021.00- Lot BD Verdun and/or RD-R Verdun- J Verdun-Hwy 90 Acq 193 305059.

Mr. Keller questioned the current zoning of the property. Mr. Joseph stated that Clausen's store used to be at that location therefore the need to rezone the property was confusing.

Mr. Druilhet stated that the previous store was grandfathered in throughout any zoning of the property that would have taking place during its occupancy.

Mrs. Luke stated that the building located on the property was Clausen's Store and gas station which was grandfathered in because it was being operated at the time zoning took place.

Mr. Keller stated that the store also had a meat market.

Mrs. Luke stated that the tanks were eventually removed, the owner became ill and the building has been for sale ever since. Mrs. Luke stated that the building lost its grandfathered status once it became vacant and nonexistent as a grocery store for six months.

Mr. Keller questioned whether the property could continue to be zoned Light Industrial.

Mrs. Luke stated that the property does not need to be zoned Light Industrial to function as a convenience store. Mrs. Luke explained that the property would be more restrictive as General Commercial than it would be if it was zoned Light Industrial. Light Industrial would allow for

laboratories, manufacturing, bottling operations etc. which are not the types of business suited for a neighborhood. General Commercial allows for bookstores, appliance store, furniture store, bakeries, banks, bars, restaurants, carwash, child daycare services, laundromat etc.

Mr. Keller questioned whether a casino could be operated within a General Commercial zoned district.

Mrs. Luke stated that the ordinance does not specifically identify video poker. However, since bars and other establishments are allowed in that zone video poker would most likely fall in that category. Only a certain amount of video poker machines are allowed per square footage.

Mr. Shamsuddin appeared before the board to discuss the request for Rezoning of Property by Shakeel Shamsuddin from Light Industrial (LI) Zoned District to General Commercial (GC) Zoned District located at 7716 Hwy. 182 Centerville, LA-Sec. 5 T15S R10E; Parcel Id# 2564561021.00- Lot BD Verdun and/or RD-R Verdun- J Verdun-Hwy 90 Acq 193 305059.

Mr. Shamsuddin stated that the maximum video poker games allowed by the state are three (3) per restaurant or bar. A casino could not be placed on the property because the state requirement is five (5) acres of land and a 1 mile radius from the neighborhood.

Mr. Luke questioned whether Mr. Shamsudin's intentions for the building are for a grocery store.

Mr. Shamsuddin stated that his intentions are to have a grocery store with the possibility of adding three (3) video poker machines in the future. However, the operation of a casino would not be allowed on the property.

Mr. Keller questioned whether the property taxes for the surrounding properties be affected.

Mrs. Luke stated that the Planning and Zoning Commission cannot answer any questions dealing with taxes.

Ms. Luella Roberson appeared before the board to discuss the request for Rezoning of Property by Shakeel Shamsuddin from Light Industrial (LI) Zoned District to General Commercial (GC) Zoned District located at 7716 Hwy. 182 Centerville, LA-Sec. 5 T15S R10E; Parcel Id# 2564561021.00- Lot BD Verdun and/or RD-R Verdun- J Verdun-Hwy 90 Acq 193 305059.

Ms. Roberson questioned the proximity of the rezone if it were to be approved.

Mrs. Luke explained that the only property that would be rezoned is the property located at 7716 Hwy. 182. The zoning of the surrounding properties would not change.

Mrs. Evelyn Clausen appeared before the board to discuss the request for Rezoning of Property by Shakeel Shamsuddin from Light Industrial (LI) Zoned District to General Commercial (GC) Zoned District located at 7716 Hwy. 182 Centerville, LA-Sec. 5 T15S R10E; Parcel Id# 2564561021.00- Lot BD Verdun and/or RD-R Verdun- J Verdun-Hwy 90 Acq 193 305059.

Mrs. Clausen stated that she is the owner of the property located at 7716 Hwy. 182 Centerville, LA. Mrs. Clausen questioned whether the property was rezoned to Light Industrial during the three (3) year timeframe that the store had ceased to operate.

Mrs. Luke stated that the property was always zoned Light Industrial. Zoning became effective in 2003. Therefore, St. Mary Parish did not have zoning before then.

Mrs. Clausen stated that the store was in operation at that time and does not remember receiving any type of notice that the property was rezoned.

Mrs. Luke stated that when the zoning for that property was finalized it was published in the newspaper.

Mrs. Clausen stated that it would be good for the community to have a business located there again.

Mrs. Luke questioned whether any repairs were done to the building in the past.

Mrs. Clausen stated that the gas pumps were removed due to maintenance issues.

Mrs. Luke stated that at the time of zoning they may have looked at it as being a repair shop and/or gas station.

Mr. Keller questioned whether single liquor will be allowed to be sold at the store. Mr. Keller requested the sell of packaged liquor only.

Mrs. Luke stated that the Planning and Zoning Board cannot restrict how the liquor is sold.

Mr. David Hanagriff, Parish President, appeared before the board to discuss the request for Rezoning of Property by Shakeel Shamsuddin from Light Industrial (LI) Zoned District to General Commercial (GC) Zoned District located at 7716 Hwy. 182 Centerville, LA-Sec. 5 T15S R10E; Parcel Id# 2564561021.00- Lot BD Verdun and/or RD-R Verdun- J Verdun-Hwy 90 Acq 193 305059.

Mr. Hanagriff stated that in the case of Centerville Market, due to the proximity to the school, whenever they applied for their State Liquor License certain recommendations such as no singles only packaged alcohol were made. The primary reason being so that individuals could not purchase singles and then hang out in the front of the building.

Mrs. Luke questioned whether the recommendations were done at the Council level when Centerville Market applied for the liquor license.

Mr. Hanagriff stated that the recommendations were done by the Council.

Mr. Luke stated that recommendations for the type of liquor to be sold would be done at the Council level and not at the Planning and Zoning nor the potential buyer's level.

There being no further business, Vice-Chairman Barry Druilhet adjourned the Public Hearing.

S/G Barry Druilhet
Vice-Chairman Barry Druilhet
St. Mary Parish Planning and Zoning Commission