

Planning & Zoning Commission  
Regular Meeting  
April 17, 2017  
6:00 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.

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

Mr. Lipari moved that the reading of the minutes of the Regular Meeting, March 20, 2017 be dispensed with and that the same be approved. Mr. Montgomery seconded the motion, which carried.

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. Shakeel 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. Lipari questioned the intentions for the building.

Mr. Shamsuddin stated that he intends to open a convenience store with the sale of general merchandise, dairy products, grocery items (with the exception of meat), alcohol and tobacco. Mr. Shamsuddin explained that the store hours would be 6:00 a.m. to 10:00 p.m.

Mr. Montgomery questioned whether anyone was in opposition to the rezoning of the property.

Mr. Shamsuddin stated that he did not receive any opposition.

Mr. Montgomery questioned whether there will be video poker machines in the store.

Mr. Shamsuddin stated that in the future he may install video poker machines in the store.

Mr. Lipari questioned whether a lounge will be placed in the building.

Mr. Shamsuddin stated that the State requires a separate building with a deli and no more than three (3) video poker machines. Mr. Shamsuddin explained that he is not in the bar business. Therefore, there will not be a bar located on the property.

Mr. Montgomery questioned whether Mr. Shamsuddin would relocate because his current residence is located in Lafayette, LA.

Mr. Shamsuddin stated that he has multiple stores which would not allow him to relocate. However, he will hire a local manager.

Mr. Lipari questioned whether surveillance would be installed.

Mr. Shamsuddin stated that surveillance is mandatory and it will be installed.

Mrs. Tabor questioned whether the store would be open seven (7) days a week.

Mr. Shamsuddin stated that the store would be open seven (7) days a week. The times of business would be 6:00 a.m. to 10:00 p.m. Monday through Saturday and on Sunday the store will open either at 7:00 a.m. or 8:00 p.m. and close at 10:00 p.m.

Mr. Lipari questioned whether there would be enough parking spaces.

Mrs. Luke stated that the building is grandfathered in and the current parking code would not apply. Parking is available along the sides of the building.

Mrs. Tabor questioned whether any letters of opposition were received.

Mrs. Luke stated that the Planning and Zoning Department had not received any letters of opposition.

Mr. Keller stated that closing at 10:00 p.m. is too late and other stores in the area close at 8:00 p.m.

Mr. Shamsuddin stated that he would like to begin closing the store at 10:00 p.m. in case an emergency were to occur after eight 8:00 p.m. Mr. Shamsuddin explained that if the store is not getting any business between the hours of 8:00 and 10:00 p.m. he will then close at 8:00 p.m.

Mrs. Tabor made a motion to approve 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. Lipari seconded the motion which carried with the following 3-0-0-2 Roll Call Vote:

Yeas: Deborah Tabor, Danny Lipari and Joshua Montgomery

Nays: None

Abstained: None

Absent: Jimmy Wiley and Kimberly Saucier

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

S/G Barry Druilhet

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Vice-Chairman Barry Druilhet

St. Mary Parish Planning and Zoning Commission