

Planning & Zoning Commission
Public Hearing Minutes
May 16, 2016
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, Jimmy Wiley, Danny Lipari, Kimberly Saucier and Joshua Montgomery. Absent was William Gil.

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:

Specific Use Request for Joseph Elsbury, III to Place a Recreational Vehicle (RV) at Cypremort Point, LA in a Single Family (SR) Residential Zoned District located at 3509 Hwy. 319, Cypremort Point, LA; Sec. 20 T15S R6E; *Parcel Id# 1034364316.00- Lot por No. 89-A Moresi Estates Part. 9 per Plat 96 291386 lying South of Hwy. 319 Acq. 298 319524 Improvements.*

Rezoning of Property by Byron Comeaux located at 117 Jupiter St., Bayou Vista, LA from Existing Neighborhood (EN2) Zoned District to Neighborhood Commercial (NC) Zoned District; Sec. 19 T15S R12E; *Parcel Id#-2894321376.00- LOT 7-1 CLARKE BAYOU VISTA SUBD SUBD BEING TRACT "ABCD A" PER PLAT 43L 270692 ACQ 43L 270692.*

Rezoning of Property by David & Sally Hebert located at 19533 Hwy. 182 W., Jeanerette, LA from Single Family (SR) Residential Zoned District to Existing Neighborhood (EN2) Zoned District; Sec. 68 T13S R8E; *Parcel Id# 1905041003.00- Lot BD LA 182-Olivier-RR-Lancon Acq. 309 320964.*

Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Paul C. Arcemont in an Existing Neighborhood (EN2) Zoned District located at 2264 Hwy 182, Patterson, LA. Sec. 40 T15S R11E; *Parcel Id# 2894401042.00-Lot 2 Arcemont Subd. Acq. 328 323749.*

Mr. Druilhet read the request for a Specific Use Request for Joseph Elsbury, III to Place a Recreational Vehicle (RV) at Cypremort Point, LA in a Single Family (SR) Residential Zoned District located at 3509 Hwy. 319, Cypremort Point, LA; Sec. 20 T15S R6E; *Parcel Id# 1034364316.00- Lot por No. 89-A Moresi Estates Part. 9 per Plat 96 291386 lying South of Hwy. 319 Acq. 298 319524 Improvements.*

Mr. John Dooley appeared before the board to express concern in reference to the request for a Specific Use Request for Joseph Elsbury, III to Place a Recreational Vehicle (RV) at Cypremort Point, LA in a Single Family (SR) Residential Zoned District located at 3509 Hwy. 319, Cypremort Point, LA.

Mr. Dooley stated that he owns property across the street from Mr. Elsbury and that the Recreational Vehicle (RV) is currently on Mr. Elsbury's property. Mr. Dooley presented pictures of Mr. Elsbury property showing the proposed Recreational Vehicle (RV).

Mr. Lipari questioned whether there any other Recreational Vehicles (RV) are in the area.

Mr. Dooley stated that the ordinance states that Recreational Vehicles (RV) are not allowed in the area.

Mr. Lipari question the reason Mr. Dooley opposed the Specific Use request by Mr. Elsbury.

Mr. Dooley stated that approximately a year ago a property owner was denied approval by the Planning and Zoning Board to place a Recreational Vehicle (RV) on his property.

Mrs. Roshonda Bourgeois, Planning & Zoning Clerk, stated that the Parish Council approved the ordinance for a Specific Use Request to allow for Recreational Vehicles (RV) in the area, if approved. Mrs. Bourgeois explained that two (2) other property owners in the area have been granted the Specific Use to have a Recreational Vehicle (RV) in a Single Family Zoned area. Mrs. Bourgeois stated that she believes that Mr. Elsbury received a violation letter in reference to having a Recreational Vehicle (RV) on the property without approval. Therefore, Mr. Elsbury is requesting the Specific Use to place the Recreational Vehicle (RV) on his property.

Mrs. Tabor questioned the time limit a Recreational Vehicle (RV) can remain on the property.

Mrs. Bourgeois stated that the property owner is required to re-apply for the Specific Use Request every three (3) years.

Mrs. Saucier questioned whether the Recreational Vehicle (RV) can remain on the property for seven (7) days.

Mrs. Bourgeois stated that once the Specific Use is granted, the Recreational Vehicle (RV) can remain on the property for seven (7) days.

Ms. Cathy Pavy stated that Mr. Elsbury's Recreational Vehicle (RV) is located close to the street and questioned whether the Recreational Vehicle (RV) can be located further back on the property.

Mr. Lipari questioned the reason for the opposition.

Ms. Pavy stated her opposition is because the property is residential property that Recreational Vehicles (RV) is being located on and that her concern is that it will decrease property value. Ms. Pavy questioned whether a trailer park will be created. Ms. Pavy further stated that property owners invest a lot of money in their property to have temporary Recreational Vehicles (RV) located in front of the property.

Mrs. Saucier stated that the request will only allow for one (1) Recreational Vehicle (RV) to be located on the property.

Ms. Pavy stated that if one (1) Specific Use is allowed, what will stop more from being approved.

Mrs. Saucier explained that the Parish Council has approved an ordinance allowing the three (3) year request to place a Recreational Vehicle (RV) in the area.

Ms. Pavy questioned whether the ordinance pertained to anyone and whether there are any regulations to the placement of the Recreational Vehicle (RV) on the property.

Mrs. Bourgeois stated that there are zoning regulations that have to be followed. Mr. Elsbury's property is zoned Single Family (SR) Residential. The front setback requirement is 25 feet, the rear setback requirement is 10 feet and the side setback requirement is 5 feet.

Mrs. Pavy stated that the Recreational Vehicle (RV) is located close to the road.

Mr. Druilhet stated that based on the pictures Mr. Dooley presented, the Recreational Vehicle (RV) seems to be located closer than 25 feet.

Mrs. Bourgeois stated that setback is addressed at the time of permitting.

Mr. Dooley stated that the highway right of way measures 19 feet. From the edge of the black top to the benchmark of his property is 20 feet wide on either side of the highway. Mr. Dooley stated that according to the pictures, Mr. Elsbury has the Recreational Vehicle (RV) in the right of way. Mr. Dooley stated that his concern is safety.

Mr. Druilhet read the request for Rezoning of Property by Byron Comeaux located at 117 Jupiter St., Bayou Vista, LA from Existing Neighborhood (EN2) Zoned District to Neighborhood Commercial (NC) Zoned District; Sec. 19 T15S R12E; *Parcel Id#-2894321376.00- Lot 7-1 Clarke Bayou Vista Subd. being Tract "ABCD A" per Plat 43L 270692 Acq. 43L 270692.*

Mr. Druilhet read the request for Rezoning of Property by David & Sally Hebert located at 19533 Hwy. 182 W., Jeanerette, LA from Single Family (SR) Residential Zoned District to Existing Neighborhood (EN2) Zoned District; Sec. 68 T13S R8E; *Parcel Id# 1905041003.00- Lot BD LA 182-Olivier-RR-Lancon Acq. 309 320964.*

Mrs. Sally Hebert appeared before the board to discuss a Rezone Request located at 19533 Hwy. 182 W., Jeanerette, LA from Single Family (SR) Residential Zoned District to Existing Neighborhood (EN2) Zoned District.

Mrs. Hebert resides at 19517 Hwy. 182 W in Jeanerette for 32 years and that over those 32 years she did reside in a manufactured home. Mrs. Hebert stated that in 1995 she and her husband built a home on the property. Recently her husband, David Hebert has had health issues and her daughter and son in law have moved in to help care for him. Mrs. Hebert stated that she and her husband purchased the adjacent property (a little over five (5) acres) and her daughter and son in law intends to move a manufactured home on the property to reside in. Mrs. Hebert stated that there are several manufactured homes in the area.

Mr. Druilhet questioned the number of manufactured homes that Mrs. Hebert intends to place on the property.

Mrs. Hebert stated that she can only place one (1) manufactured home on the property.

Mr. Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Paul C. Arcemont in an Existing Neighborhood (EN2) Zoned District located at 2264 Hwy 182, Patterson, LA. Sec. 40 T15S R11E; *Parcel Id# 2894401042.00-Lot 2 Arcemont Subd. Acq. 328 323749.*

Mr. Clyde Crappell appeared before the board to express concern in reference to the request for a Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Paul C. Arcemont in an Existing Neighborhood (EN2) Zoned District located at 2264 Hwy 182, Patterson, LA.

Mr. Crappell stated that he owns property next door to 2264 Hwy 182, Patterson, LA. Mr. Crappell questioned future plans for the subdivision and what will be allowed.

Mr. Lipari stated that if Mr. Arcemont intends to create a manufactured home park, he would have to apply for a Rezone from Existing Neighborhood 2 (EN2) to Existing Neighborhood 3 (EN3).

Mr. Lipari stated that according to the plat, the request is to divide out a portion of the property.

Mr. Crappell stated that Mr. Arcemont owns the property that West End Grocery Store is located on at the corner of Hwy. 182 and Riverview Drive and further west on Hwy. 182 is a burnt building on property Mr. Arcemont owns and even further are several manufactured homes and two (2) additional manufactured homes against Mr. Crappell's fence and a Recreational Vehicle (RV) behind two (2) sheds by the grocery store, all owned by Mr. Arcemont. Therefore, Mr. Crappell is concerned whether Mr. Arcemont will clean the proposed property and sell as residential property or does he intend to add more manufactured homes to the area. Mr. Crappell does not oppose the selling of property as residential lots. However, his concern is that there are insufficient water lines available and that surface drainage needs to be installed to solve the drainage issue that is currently draining onto Mr. Crappell's property.

Mr. Druilhet stated that Mr. Lamon Miller is present to represent Mr. Arcemont.

Mrs. Saucier questioned the zoning.

Mrs. Bourgeois stated that the property is zoned Existing Neighborhood 2 (EN2).

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