

Planning & Zoning Commission
Regular Meeting
June 19, 2017
6:00 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

The Planning & Zoning Commission met on this date with Chairman William Gil presiding, and the following members present: Barry Druilhet, Kimberly Saucier and Joshua Montgomery. Absent were Deborah Tabor, Jimmy Wiley and Danny Lipari.

Mr. Druilhet pronounced the Invocation and led the Pledge of Allegiance.

Mr. Druilhet moved that the reading of the minutes of the Regular Meeting, May 15, 2017 be dispensed with and that the same be approved. Mr. Montgomery seconded the motion, which carried.

Mrs. Tammy Luke, Planning and Zoning Director, stated that Kimberly Saucier, Danny Lipari and Joshua Montgomery attended the recommended four (4) hour Planning Commissioners Training Workshop held in Lafayette, LA on Saturday, June 17, 2017 and is therefore in compliance with the requirements of Act 859 of the 2004 Louisiana Legislature.

Mr. Gil read the request for Rezoning of Property by Paul Mayronne representing Cajun Land USA, LLC from Heavy Industrial (HI) Zoned District to High Density Residential (HR) Zoned District located at 10300 Hwy. 90, Amelia, LA-Sec. 44 T16S R13E; Parcel Id# 3494221022.00-5.00 ac Lot 7 Cajun Land USA, LLC per plat 238 311228 acq. 242 311703 improvements on the land of Cajun Land Hotel, LLC acq. 242 311703.

Mr. Paul Mayronne appeared before the Board to discuss the request for Rezoning of Property by Paul Mayronne representing Cajun Land USA, LLC from Heavy Industrial (HI) Zoned District to High Density Residential (HR) Zoned District located at 10300 Hwy. 90, Amelia, LA-Sec. 44 T16S R13E; Parcel Id# 3494221022.00- 5.00 ac Lot 7 Cajun Land USA, LLC per plat 238 311228 acq. 242 311703 improvements on the land of Cajun Land Hotel, LLC acq. 242 311703.

Mrs. Luke stated that the property is currently operating under the guidelines of when Specific Uses were in effect. Therefore, at the time they did not have to ask for a Rezone. This is the reason how a hotel is currently operating on the property that is zoned Heavy Industrial. The property has Specific Uses for bars, restaurants, etc. These Specific Uses would not impede the Zoning request.

Mr. Mayronne stated that he would like the Board to consider his request. Mr. Mayronne explained that he is asking for the Rezone to have the ability to have some flexibility. Businesses have left the area and he is concerned about the liability and he thinks that this would allow him to react to whatever the market would dictate so they can continue to be a viable operation.

Mrs. Saucier questioned whether the hotel would be used as long term apartments.

Mr. Mayronne stated that if the market was such that it was not viable to stay at an extended stay hotel as it is currently, he would like the ability to convert the building to regular long term apartments. In other areas of the country there has been a fair amount of conversion of these

types of facilities for that use. With Petroleum Helicopters leaving the area it has left them concerned.

Mr. Druilhet made a motion to approve the request for Rezoning of Property by Paul Mayronne representing Cajun Land USA, LLC from Heavy Industrial (HI) Zoned District to High Density Residential (HR) Zoned District located at 10300 Hwy. 90, Amelia, LA-Sec. 44 T16S R13E; Parcel Id# 3494221022.00- 5.00 ac Lot 7 Cajun Land USA, LLC per plat 238 311228 acq. 242 311703 improvements on the land of Cajun Land Hotel, LLC acq. 242 311703. Mr. Montgomery seconded the motion which carried with the following 3-0-0-3 Roll Call Vote:

Yeas: Barry Druilhet, Kimberly Saucier and Joshua Montgomery

Nays: None

Abstained: None

Absent: Deborah Tabor, Jimmy Wiley and Danny Lipari

Mr. Gil read the request for Rezoning of property by Jennifer LeBlanc from Existing Neighborhood (EN1) Zoned District to Existing Neighborhood (EN2) Zoned District located at 6553 Hwy. 87, Charenton, LA-Sec. 21 T13S R9E; Parcel Id# 2205021025.00- Lot B-2 Keith and Carolyn LeBlanc Subd. per plat 35R 240003 acq. 351 327235 Improvements.

Mrs. LeBlanc appeared before the Board to discuss the request for Rezoning of property by Jennifer LeBlanc from Existing Neighborhood (EN1) Zoned District to Existing Neighborhood (EN2) Zoned District located at 6553 Hwy. 87, Charenton, LA-Sec. 21 T13S R9E; Parcel Id# 2205021025.00- Lot B-2 Keith and Carolyn LeBlanc Subd. per plat 35R 240003 acq. 351 327235 Improvements.

Mrs. LeBlanc stated that the property has had mobile homes on it in the past prior to Zoning.

Mrs. Saucier questioned whether the Rezone would be for the entire property or for the back parcel.

Mrs. Luke stated that the Rezone would only be for the back portion of the property.

Mrs. LeBlanc stated that the property has always been two (2) separate lots.

Mrs. Luke stated that a shed is the only structure on the rear parcel.

Mrs. LeBlanc stated that 40 years ago, the property had a mobile home on it.

Mrs. Saucier questioned whether the back lot is accessible.

Mrs. Luke stated that there is access to the rear yard and that Mrs. LeBlanc owns both lots.

Mrs. LeBlanc stated that the home that is on the front parcel has been in the family for over 100 years. Mrs. LeBlanc stated that her intentions are to downsize but still keep the house in the family.

Mr. Montgomery made a motion to approve the request for Rezoning of property by Jennifer LeBlanc from Existing Neighborhood (EN1) Zoned District to Existing Neighborhood (EN2) Zoned District located at 6553 Hwy. 87, Charenton, LA-Sec. 21 T13S R9E; Parcel Id# 2205021025.00- Lot B-2 Keith and Carolyn LeBlanc Subd. per plat 35R 240003 acq. 351 327235 Improvements. Mr. Druilhet seconded the motion which carried with the following 3-0-0-3 Roll Call Vote:

Yeas: Barry Druilhet, Kimberly Saucier and Joshua Montgomery

Nays: None

Abstained: None

Absent: Deborah Tabor, Jimmy Wiley and Danny Lipari

Mr. Gil read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Gabrielle Rideaux in an Agricultural (AG) Zoned District located at 210 Pepper Rd., Jeanerette, LA-Sec. 67 T13S R8E; Parcel Id# 1725041001.00- Lot BD Gravel Rd-Road-Pepper Est.-Pepper Est. acq. 37C 245873. Improvements on the land of Rideaux Michael acq. 37C 245873.

Ms. Rideaux appeared before the Board to discuss the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Gabrielle Rideaux in an Agricultural (AG) Zoned District located at 210 Pepper Rd., Jeanerette, LA-Sec. 67 T13S R8E; Parcel Id# 1725041001.00- Lot BD Gravel Rd-Road-Pepper Est.-Pepper Est. acq. 37C 245873. Improvements on the land of Rideaux Michael acq. 37C 245873.

Ms. Rideaux stated that her parents are giving her a piece of their property in order to place a mobile home.

Mr. Druilhet made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Gabrielle Rideaux in an Agricultural (AG) Zoned District located at 210 Pepper Rd., Jeanerette, LA-Sec. 67 T13S R8E; Parcel Id# 1725041001.00- Lot BD Gravel Rd-Road-Pepper Est.-Pepper Est. acq. 37C 245873. Improvements on the land of Rideaux Michael acq. 37C 245873. Mrs. Saucier seconded the motion which carried with the following 3-0-0-3 Roll Call Vote:

Yeas: Barry Druilhet, Kimberly Saucier and Joshua Montgomery

Nays: None

Abstained: None

Absent: Deborah Tabor, Jimmy Wiley and Danny Lipari

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

S/G William Gil

Chairman William Gil

St. Mary Parish Planning and Zoning Commission