

Planning & Zoning Commission
Regular Meeting
July 16, 2018
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: Danny Lipari, Joshua Montgomery, Kimberly Saucier, and Jeremy Chesteen. Absent was Jimmy Wiley.

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

Mrs. Saucier moved that the reading of the minutes of the Regular Meeting, June 18, 2018 be dispensed with and that the same be approved. Mr. Montgomery seconded the motion, which carried.

Director of Planning and Zoning, Mrs. Tammy Luke, informed that the election for chairman and vice chairman will be on the August 20, 2018 Planning and Zoning agenda.

Mr. Druilhet read the request for Rezoning of property by Victor Pisani from Existing Neighborhood (EN2) Zoned District to General Commercial (GC) Zoned District located at 615 and 619 Southeast Blvd., Morgan City, LA -Sec. 13 T16S R12E; -Parcel Id# 3014321265.00-Lot West 66.1 ft. No. 23-X Clarke Bayou Vista Subd. Acq. 198 305870 -Parcel Id# 3014321266.00-Lot South 8.55 ft. of West 66.1 ft. No. 22-X Clarke Bayou Vista Subd. Acq. 198 305870.

Mrs. Luke stated that Mr. Pisani sent an email asking to be removed from the agenda. Mrs. Luke stated that there have been numerous phone calls and emails in opposition to the Rezone request by Victor Pisani.

Deborah Louiviere appeared before the board to discuss the request for Rezoning of property by Victor Pisani from Existing Neighborhood (EN2) Zoned District to General Commercial (GC) Zoned District located at 615 and 619 Southeast Blvd., Morgan City, LA

Mrs. Louiviere stated that she is a former bar owner and does not agree with the location of the vape shop being located near churches and a school. Mrs. Louiviere stated that Mr. Pisani posted on facebook that if he were to win or lose tonight he will still be giving away alcohol from his vape shop.

Mrs. Louiviere stated that she spoke to building owner. The owner was unaware why Mr. Pisani wanted to rezone and was misled when he had her sign the paperwork allowing him to come in for the rezone.

Mr. Don Campos appeared before the board appeared to discuss the request for Rezoning of property by Victor Pisani from Existing Neighborhood (EN2) Zoned District to General Commercial (GC) Zoned District located at 615 and 619 Southeast Blvd., Morgan City, LA

Mr. Campos asked for a show of hands of everyone who was in attendance that is against the rezoning.

Mr. Druilhet requested that the petition opposing the Rezone be made public record.

Robin Aucoin and Kristina Crawford appeared before the board in opposition of the request for Rezoning of property by Victor Pisani from Existing Neighborhood (EN2) Zoned District to General Commercial (GC) Zoned District located at 615 and 619 Southeast Blvd., Morgan City, LA.

Bayou Vista Recreation Center Board, President, Dan Erwin appeared before the board in opposition of the request for Rezoning of property by Victor Pisani from Existing Neighborhood (EN2) Zoned District to General Commercial (GC) Zoned District located at 615 and 619 Southeast Blvd., Morgan City, LA

Sandy Lombas appeared before the board to discuss the request for Rezoning of property by Victor Pisani from Existing Neighborhood (EN2) Zoned District to General Commercial (GC) Zoned District located at 615 and 619 Southeast Blvd., Morgan City, LA

Mrs. Lombas stated that she is the owner of Bayou Lagniappe in Berwick and that her yard is against the yard of the vape shop. Mrs. Lombas stated that she spoke to the gaming board and in order to get a poker or beer license you must be a bar, restaurant or casino.

Mrs. Lombas also stated that the reason Mr. Pisani's partner is never discussed is because he has three felonies.

In reference to Mrs. Lombas' inquiry, Mrs. Luke stated that the ordinance has a six (6) month clause to allow Mr. Pisani to reapply for the rezone.

Don Campos appeared before the board to discuss the request for Rezoning of property by Victor Pisani from Existing Neighborhood (EN2) Zoned District to General Commercial (GC) Zoned District located at 615 and 619 Southeast Blvd., Morgan City, LA

In reference to Mr. Campos inquiry, Mrs. Luke stated that the same petition cannot be reused if Mr. Pisani were to reapply for the rezone, the petition would have to be current.

Pastor of Bayou Vista Baptist Church, Steve Kelly appeared before the board in opposition of the request for Rezoning of property by Victor Pisani from Existing Neighborhood (EN2) Zoned District to General Commercial (GC) Zoned District located at 615 and 619 Southeast Blvd., Morgan City, LA

Mr. Lipari made a motion to deny the request for the request for Rezoning of property by Victor Pisani from Existing Neighborhood (EN2) Zoned District to General Commercial (GC) Zoned District located at 615 and 619 Southeast Blvd., Morgan City, LA -Sec. 13 T16S R12E; -*Parcel Id# 3014321265.00*- Lot West 66.1 ft. No. 23-X Clarke Bayou Vista Subd. Acq. 198 305870 - *Parcel Id# 3014321266.00*-Lot South 8.55 ft. of West 66.1 ft. No. 22-X Clarke Bayou Vista Subd. Acq. 198 305870. Mr. Chesteen seconded the motion, which carried by the following 4-0-0-1 Roll Call Vote:

Nays: Danny Lipari, Kimberly Saucier, Joshua Montgomery and Jeremy Chesteen

Yeas: None

Abstained: None

Absent: Jimmy Wiley

Mr. Druilhet read the request for Specific Use Request for Scott Green Properties, LLC to allow for a dirt pit in a Conservation (CN) Zoned District located at 900 Cotten Rd., Patterson, LA; Sec.13 T16S R11E; *Parcel Id# 2834124002.00-222.12* ac por of 309.18 AC S/2 Sec. 13 T16S R11E SWLD lying north of Centerville of Barrow Pit Acq. 306 320591

Mr. Scott Green appeared before the board to discuss the request for Specific Use Request for Scott Green Properties, LLC to allow for a dirt pit in a Conservation (CN) Zoned District located at 900 Cotten Rd., Patterson, LA; Sec.13 T16S R11E; *Parcel Id# 2834124002.00-222.12* ac por of 309.18 AC S/2 Sec. 13 T16S R11E SWLD lying north of Centerville of Barrow Pit Acq. 306 32059.

In reference to Mr. Druilhets' inquiry, Mr. Green stated that the dirt pit is Core of Engineer approved and would not exceed more than 30 acres.

Mr. Green stated that the Department of Natural Resources did not require anything because it is under pump.

Mr. Lipari made a motion to approve the request for Specific Use Request for Scott Green Properties, LLC to allow for a dirt pit in a Conservation (CN) Zoned District located at 900 Cotten Rd., Patterson, LA; Sec.13 T16S R11E; *Parcel Id# 2834124002.00-222.12* ac por of 309.18 AC S/2 Sec. 13 T16S R11E SWLD lying north of Centerville of Barrow Pit Acq. 306 320591. Mr. Montgomery seconded the motion, which carried by the following 4-0-0-1 Roll Call Vote:

Yeas: Danny Lipari, Kimberly Saucier, Joshua Montgomery, and Jeremy Chesteen

Nays: None

Abstained: None

Absent: Jimmy Wiley

Mr. Druilhet read the request for a Specific Use Request for Mark and Sandra Derouen to allow for a Recreational Vehicle (RV) to be placed in a Single Family Residential (SR) Zoned District located at 163 Vermillion Bay Ln., Cypremort Point, LA; Sec 30 T15S R6E; *Parcel Id# 1034364136.00*-Lot por No. 2-N James P Cross part per Plat 13H 122541 Acq 193 305116. Improvement on the land of Davidson James III Acq. 193 305116. Improvement on the land of Derouen Mark S.

Sandra Derouen appeared before the board to discuss the request for a Specific Use Request for Mark and Sandra Derouen to allow for a Recreational Vehicle (RV) to be placed in a Single Family Residential (SR) Zoned District located at 163 Vermillion Bay Ln., Cypremort Point, LA; Sec 30 T15S R6E; *Parcel Id# 1034364136.00*-Lot por No. 2-N James P Cross part per Plat 13H 122541 Acq 193 305116. Improvement on the land of Davidson James III Acq. 193 305116. Improvement on the land of Derouen Mark S.

Mrs. Derouen stated that they are requesting the Specific Use to allow her brother to place a recreation vehicle (RV) on her property only on holidays and one weekend out of the month in June and July.

In reference to Mr. Lipari's inquiry, Mrs. Derouen stated that she has not received any opposition from neighbors and that other people bring their campers for the weekends.

Mrs. Luke stated that FEMA requires that every 180 days a recreational vehicle (RV) has to be moved out. If the recreational vehicle (RV) moves off and comes back on, the 180 calendar year starts over on the day that it moves back on. Mrs. Luke stated that the Specific Use would be good for 3 years.

Mr. Lipari made a motion to deny the request for a Specific Use Request for Mark and Sandra Derouen to allow for a Recreational Vehicle (RV) to be placed in a Single Family Residential (SR) Zoned District located at 163 Vermillion Bay Ln., Cypremort Point, LA; Sec 30 T15S R6E; *Parcel Id# 1034364136.00*-Lot por No. 2-N James P Cross part per Plat 13H 122541 Acq 193 305116. Improvement on the land of Davidson James III Acq. 193 305116. Improvement on the land of Derouen Mark S. Mr. Montgomery seconded the motion, which carried by the following 4-0-0-1 Roll Call Vote:

Nays: Danny Lipari, Kimberly Saucier, Joshua Montgomery, and Jeremy Chesteen

Yeas: None

Abstained: None

Absent: Jimmy Wiley

Mr. Druilhet read the request for Rezoning of property by Brenda Robertson from Agricultural (AG) Zoned District to Neighborhood Commercial (NC) Zoned District at 1110 Hwy. 318, Jeanerette, LA -Sec. 5 T14S R8E; *Parcel Id# 1844941093.00*- 2.98 ac tract being lot 7 Amadee August Est part per Plat 3H 41259 BC Charles – Road- Hill-Road less parcel 1-3 to Hwy. situated in Sec 5 T15S R8E Acq. 3H 41259.

Brenda Robertson appeared before the board to discuss the request for Rezoning of property by Brenda Robertson from Agricultural (AG) Zoned District to Neighborhood Commercial (NC) Zoned District at 1110 Hwy. 318, Jeanerette, LA -Sec. 5 T14S R8E; *Parcel Id# 1844941093.00*- 2.98 ac tract being lot 7 Amadee August Est part per Plat 3H 41259 BC Charles – Road- Hill-Road less parcel 1-3 to Hwy. situated in Sec 5 T15S R8E Acq. 3H 41259.

Mrs. Roberston stated that she intends to open a snack stand on the property.

In reference to Mr. Lipari's inquiry, Mrs. Robertson stated all her neighbors are happy that she wants to open a snack shop because they do not have anything in the area.

Mr. Lipari made a motion to approve the request for Rezoning of property by Brenda Robertson from Agricultural (AG) Zoned District to Neighborhood Commercial (NC) Zoned District at 1110 Hwy. 318, Jeanerette, LA -Sec. 5 T14S R8E; *Parcel Id# 1844941093.00*- 2.98 ac tract being lot 7 Amadee August Est part per Plat 3H 41259 BC Charles – Road- Hill-Road less parcel 1-3 to Hwy. situated in Sec 5 T15S R8E Acq. 3H 41259. Mr. Montgomery seconded the motion, which carried with the following 4-0-0-1 Roll Call Vote:

Yeas: Danny Lipari, Joshua Montgomery, Kimberly Saucier, and Jeremy Chesteen

Nays: None

Abstained: None

Absent: Jimmy Wiley

Mr. Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for John Lockett in an Existing Neighborhood (EN2) Zoned District located at 1548 Cypermort Rd., LA-Sec. 5 T14S R8E; *Parcel Id# 1814901055.00*- Lot tract ABIHEFGA per Plat 44A 273250 Acq. 259 314105.

Matthew Fore, Miller Engineers and John Lockett appeared before the board to discuss the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for John Lockett in an Existing Neighborhood (EN2) Zoned District located at 1548 Cypermort Rd., LA-Sec. 5 T14S R8E; *Parcel Id# 1814901055.00*- Lot tract ABIHEFGA per Plat 44A 273250 Acq. 259 314105.

Mr. Fore stated that Mr. Lockett had originally subdivided the property in 2000 into Lot 1 and Lot 2 which is now owned by the church. Mr. Fore stated that Lot 3 will be additional yard space for the church.

Mr. Lockett stated that Lot 4 would be for his neighbor to place a Manufactured Home.

In reference to Mr. Lipari's inquiry, Mr. Fore stated that Lot 3 will be landlocked and only used for additional yard space it will not to be used as a separate developmental lot. Mr. Fore stated that Lot 3 will be land hooked to Lot 1.

Mr. Lipari made a motion to approve the request for the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for John Lockett in an Existing Neighborhood (EN2) Zoned District located at 1548 Cypermort Rd., LA-Sec. 5 T14S R8E; *Parcel Id# 1814901055.00*- Lot tract ABIHEFGA per Plat 44A 273250 Acq. 259 314105.

Mr. Cheesten seconded the motion, which carried with the following 4-0-0-1 Roll Call Vote:

Yeas: Danny Lipari, Joshua Montgomery, Kimberly Saucier, and Jeremy Chesteen

Nays: None

Abstained: None

Absent: Jimmy Wiley

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

S/G Barry Druilhet

Vice Chairman Barry Druilhet

St. Mary Parish Planning and Zoning Commission