

Planning & Zoning Commission  
Regular Meeting  
July 20, 2020  
6:00 p.m.  
St. Mary Parish Courthouse Fifth Floor  
Franklin, Louisiana

The Planning & Zoning Commission met on this date with Chairman Barry Druilhet presiding and the following members present: Kimberly Saucier, Jimmy Wiley, Danny Lipari, Joshua Montgomery, and Jeremy Chesteen. Absent was Glynn Pellerin.

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

Mrs. Saucier moved that the reading of the minutes of the Regular Meeting, June 15, 2020 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 Jeannie Berry from Neighborhood Commercial (NC) Zoned District to Existing Neighborhood (EN2) Zoned District located at 305 Southeast Blvd, Bayou Vista, LA-Sec. 20 T15S R12E; Parcel Id# 3014321290.00 - Lot 3-X Clarke Bayou Vista Subd. Acq. 105 292745.

Mrs. Jeannie Berry appeared before the board to discuss the request for Rezoning of property by Jeannie Berry from Neighborhood Commercial (NC) Zoned District to Existing Neighborhood (EN2) Zoned District located at 305 Southeast Blvd, Bayou Vista, LA-Sec. 20 T15S R12E; Parcel Id# 3014321290.00 - Lot 3-X Clarke Bayou Vista Subd. Acq. 105 292745.

Mrs. Berry stated that the purpose of the Rezone is so that she may place a Manufactured Home behind her snowball stand so to reside in.

In reference to Mr. Lipari's inquiry, Mrs. Berry stated that the snowball stand will stay on the property.

Director of Planning and Zoning, Mrs. Tammy Luke, explained that the snowball stand has been on the property for 30 or more years.

In reference to Mr. Lipari's inquiry, Mrs. Berry stated there are multiple Manufactured Homes in the area.

Mr. Lipari made a motion to approve the request for Rezoning of property by Jeannie Berry from Neighborhood Commercial (NC) Zoned District to Existing Neighborhood (EN2) Zoned District located at 305 Southeast Blvd, Bayou Vista, LA-Sec. 20 T15S R12E; Parcel Id# 3014321290.00 - Lot 3-X Clarke Bayou Vista Subd. Acq. 105 292745. Mr. Chesteen seconded the motion, which carried with the following 5-0-0-0 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Glynn Pellerin

Mr. Druilhet read the request for Rezoning of property by Charles Chatelaine from Existing Neighborhood (EN1) Zoned District to Existing Neighborhood (EN2) Zoned District located at 107 Leo Ln., Cypremort Point, LA Sec. 15 T15S R6E; Parcel Id# 1154444158.00 - Lot Bd J R Carpenter - 25 ft. Pvt Road - G Roane Jr - L Olander Acq. 384 332406 Improvements and at 113 Leo Ln. Cypremort Point, LA-Sec. 15 T15S R6E; Parcel Id# 1154444157.00 Lot Bd P D & M L Derouen - 25 f.t Pvt Road - A Collins - L Olander Or Assign Acq. 384 332406 Improvements.

Mr. Charles Chatelaine appeared before the board to discuss the Rezoning of property by Charles Chatelaine from Existing Neighborhood (EN1) Zoned District to Existing Neighborhood (EN2) Zoned District located at 107 Leo Ln., Cypremort Point, LA Sec. 15 T15S R6E; Parcel Id# 1154444158.00 - Lot Bd J R Carpenter - 25 ft. Pvt Road - G Roane Jr - L Olander Acq. 384 332406 Improvements and at 113 Leo Ln. Cypremort Point, LA-Sec. 15 T15S R6E; Parcel Id# 1154444157.00 Lot Bd P D & M L Derouen - 25 f.t Pvt Road - A Collins - L Olander Or Assign Acq. 384 332406 Improvements.

Mr. Chatelaine explained the purpose of the Rezone is so that he can place an RV on the property.

In reference to Mr. Lipari's inquiry, Mr. Chatelaine stated that the property is located adjacent to where the old Quintana store used to be located before it burned down.

Mrs. Saucier made a motion to approve the request for Rezoning of property by Charles Chatelaine from Existing Neighborhood (EN1) Zoned District to Existing Neighborhood (EN2) Zoned District located at 107 Leo Ln., Cypremort Point, LA Sec. 15 T15S R6E; Parcel Id# 1154444158.00 - Lot Bd J R Carpenter - 25 ft. Pvt Road - G Roane Jr - L Olander Acq. 384 332406 Improvements and at 113 Leo Ln. Cypremort Point, LA-Sec. 15 T15S R6E; Parcel Id# 1154444157.00 Lot Bd P D & M L Derouen - 25 f.t Pvt Road - A Collins - L Olander Or Assign Acq. 384 332406 Improvements. Mr. Wiley seconded the motion, which carried with the following 5-0-0-0 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Glynn Pellerin

Mr. Druilhet read the request for Preliminary & Final Subdivision/Development for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Margaret Judice Burke located at 188 Sunset Blvd. Cypremort Point, LA-Sec. 19 T15S R6E; Parcel Id #1034364191.00-Lot West 100 ft. No. 11 Cypremort Point Lots Auxiliary Plat No. 5 per Plat 17G 150609 Acq. 67 286931 Improvement on the Land of Art Fleming Trust 1st LLC Acq. 67 286931.

Mrs. Margaret Judice Burke appeared before the board to discuss the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Margaret Judice Burke located at 188 Sunset Blvd. Cypremort Point, LA-Sec. 19 T15S R6E; Parcel Id #1034364191.00-Lot West 100 ft. No. 11 Cypremort Point Lots Auxiliary Plat No. 5 per Plat 17G 150609 Acq. 67 286931 Improvement on the Land of Art Fleming Trust 1st LLC Acq. 67 286931.

Mrs. Burke explained that she is purchasing 30 ft. of property from the neighbor so that she may expand the size of the current boat slip.

Mrs. Burke stated that the property being purchased will be land hooked.

Mr. Lipari made a motion to approve the Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Margaret Judice Burke located at 188 Sunset Blvd. Cypremort Point, LA-Sec. 19 T15S R6E; Parcel Id #1034364191.00-Lot West 100 ft. No. 11 Cypremort Point Lots Auxiliary Plat No. 5 per Plat 17G 150609 Acq. 67 286931 Improvement on the Land of Art Fleming Trust 1st LLC Acq. 67 286931. Mr. Chesteen seconded the motion, which carried with the following 5-0-0-0 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Glynn Pellerin

Mr. Druilhet read the request for Rezoning of property by Jeffrey Cardinale from Conservation (CN) Zoned District to General Commercial (GC) Zoned District located at 1516 & 1512 Hwy 90, Patterson, LA- Sec. 26 T15S R11E; Parcel Id #2834321061.00 - Lot 5 Land of Ledgerdom LTD per Plat 20S 171990 Acq. 244 311998 & Parcel Id #2834321060.00 - Lot 4 Land of Ledgerdom LTD per Plat 20S 171990 Acq. 39N 254870.

Mr. Jeffrey Cardinal appeared before the board to discuss the request for Rezoning of property by Jeffrey Cardinale from Conservation (CN) Zoned District to General Commercial (GC) Zoned District located at 1516 & 1512 Hwy 90, Patterson, LA- Sec. 26 T15S R11E; Parcel Id #2834321061.00 - Lot 5 Land of Ledgerdom LTD per Plat 20S 171990 Acq. 244 311998 & Parcel Id #2834321060.00 - Lot 4 Land of Ledgerdom LTD per Plat 20S 171990 Acq. 39N 254870.

Mr. Cardinal stated the purpose for the Rezone is so that he can place a commercial storage building on the property. Mr. Cardinal explained that it would be an expansion to the current business that he owns.

In reference to Mrs. Luke's inquiry, Mr. Cardinal stated that trees on the lot have been cleared.

Mr. Chesteen made a motion to approve the request for Rezoning of property by Jeffrey Cardinale from Conservation (CN) Zoned District to General Commercial (GC) Zoned District located at 1516 & 1512 Hwy 90, Patterson, LA- Sec. 26 T15S R11E; Parcel Id #2834321061.00 - Lot 5 Land of Ledgerdom LTD per Plat 20S 171990 Acq. 244 311998 & Parcel Id #2834321060.00 - Lot 4 Land of Ledgerdom LTD per Plat 20S 171990 Acq. 39N 254870. Mr. Montgomery seconded the motion, which carried with the following 5-0-0-0 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Glynn Pellerin

Mr. Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Benjamin Blanchard located at 19250 Hwy. 182 W, Sorrell, LA-Sec. 37 T13S R9E; Parcel Id #1965021012.00 – Lot 9 Mathilda Pltn. Subd. Acq. 271 315647.

Mrs. Luke appeared before the board to discuss the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Benjamin Blanchard located at 19250 Hwy. 182 W, Sorrell, LA-Sec. 37 T13S R9E; Parcel Id #1965021012.00 – Lot 9 Mathilda Pltn. Subd. Acq. 271 315647.

Mrs. Luke explained that previously a Right of Way was added to access a small existing grave yard.

Ms. Molli Rodriguez, representing Mr. Blanchard, stated that Mr. Blanchard is currently trying to sell the property; however, the grave yard is causing financial issues for the potential buyers.

Mrs. Luke stated that the properties must be sold together but would be two separate lots.

Ms. Rodriguez explained that on the new plat they retained the six (6) ft. walking easement, they will be keeping the minimum 6,000 sq. ft. lot which is required for grave yards, and they have divided the properties into Lot A and B.

Mrs. Saucier made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Benjamin Blanchard located at 19250 Hwy. 182 W, Sorrell, LA-Sec. 37 T13S R9E; Parcel Id #1965021012.00 – Lot 9 Mathilda Pltn. Subd. Acq. 271 315647. Mr. Montgomery seconded the motion, which carried with the following 5-0-0-0 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Glynn Pellerin

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

S/G Barry Druilhet

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Chairman Barry Druilhet

St. Mary Parish Planning and Zoning Commission