

Planning & Zoning Commission
Regular Meeting
July 21, 2014
6:00 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

The Planning & Zoning Commission met on this date with Chairman Paul Gil presiding, and the following members present: Barry Druilhet, Deborah Tabor, Jimmy Wiley and Danny Lipari. Absent were Margie Luke and James Bennett, Jr.

Mr. Barry Druilhet led the Invocation.

Mr. Danny Lipari led the Pledge of Allegiance.

Mrs. Deborah Tabor moved that the reading of the minutes of the Regular Meeting, June 16, 2014 be dispensed with and that the same be approved. Mr. Barry Druilhet seconded the motioned, which carried.

Chairman Paul Gil read the request for Chairman Paul Gil read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property For James & Janet Ethridge in a Conservation District (CN) located at 320 Industrial Rd., 125 Heimen Ln., 145 Heimen Ln., and 165 Heimen Ln., Franklin, LA. Sec. 13 T14S R9E.
-320 Industrial Rd.-Parcel Id# 2114764098.00-6.57 Ac Tract "SUVWTS" per Plat 190 304594 Acq 190 304621,
-125 Heimen Ln.-Parcel Id# 2114764090.00-4.79 Ac Tract 12-C being por Tract 12 Josephine Heinen part per Plat 74 288050 Acq 45W 281227,
-145 Heimen Ln.-Parcel Id# 2114764030.00-1.00 Ac Tract X A B C D X per Plat 13P 124535 Acq 246 312221,
-165 Heimen Ln.-Parcel Id# 2114764089.00- 4.74 Ac Tract 12-B being por Tract 12 Josephine Heinen part per Plat 74 288050 Acq 45W 281227.

Mrs. Tammy Luke, Director of Planning & Zoning stated that the department is in the process of updating our programs due to the new Unified Development Code, the property is currently zoned Heavy Industrial, not Conservation, as indicated on the Agenda.

Mr. Shawn MacMenamin, T. Baker Smith, stated that the property currently consists of four (4) lots. The intention is to sell the lots. One (1) lot is located along Industrial Road and the others are located along the canal.

Mr. Gil questioned the number of lots.

Mr. MacMenamin stated that the intention is to divide the property into three (3) lots.

Mr. Barry Druilhet made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property For James & Janet Ethridge in a Heavy Industrial (HI) located at 320 Industrial Rd., 125 Heimen Ln., 145 Heimen Ln., and 165 Heimen Ln., Franklin, LA. Sec. 13 T14S R9E.
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-145 Heimen Ln.-Parcel Id# 2114764030.00-1.00 Ac Tract X A B C D X per Plat 13P 124535 Acq 246 312221,

-165 Heimen Ln.-Parcel Id# 2114764089.00- 4.74 Ac Tract 12-B being por Tract 12 Josephine Heinen part per Plat 74 288050 Acq 45W 281227. Mrs. Deborah Tabor seconded the motion which carried with the following 3-0-0-3 Roll Call Vote:

Yeas: Barry Druilhet, Deborah Tabor and Danny Lipari

Nays: None

Abstained: None

Absent: Jimmy Wiley, Margie Luke and James Bennett, Jr.

Chairman Paul Gil read the request for Rezone Request for Paul Rappmundt to rezone property from Mixed Residential to Light Industrial located at 122 Polaris Rd., Bayou Vista, LA. Sec.15 T16S R12E-Parcel Id# 2984301156.00- Lot 6-N Clarke Bayou Vista Subd Acq 264 314807 Improvements.

Mr. Rappmundt presented a map of the area to the board members.

Mr. Rappmundt stated that he owns P & K Machine, which is located adjacent to the proposed property. Mr. Rappmundt stated that he recently purchased the proposed property and intends to construct a 40 foot wide metal building that will be 15 feet off the side property. Mr. Rappmundt intends to demolish the existing house that is located on the proposed property line. Mr. Rappmundt stated that there will not be any blasting or painting in the proposed building. The proposed building will be an enclosed, insulated, climate controlled building for C & C Equipment.

Mr. Druilhet questioned the rezoning request.

Mr. Rappmundt stated that the proposed property is currently zoned Mixed Residential, which does not allow for a business.

Mrs. Tabor stated that Mr. Rappmundt currently has a business operating in the near vicinity of where the opposing neighbors reside.

Mrs. Luke explained that Mr. Moffett recently rezoned his property to allow for a living structure.

Mrs. Tabor questioned the prior zoning of Mr. Moffett's property.

Mrs. Luke stated that the prior zoning for Mr. Moffett's property was zoned Commercial.

Mrs. Tabor questioned whether the proposed property will be the rear of Mr. Rappmundt's property that has his current business located on it.

Mr. Rappmundt stated that the proposed property will be the rear property to his current business.

Mr. Rappmundt also stated that once he demolishes the existing house that is located on the proposed property, he intends to put in a shell parking lot for his employees.

Mrs. Luke questioned whether any trucks will access the proposed property via Polaris Street.

Mr. Rappmundt stated that he has blocked the gate on Uranus Street and is currently using the front gate. Mr. Rappmundt intends to install a horse shoe shaped driveway off of Hwy. 182. There will not be any trucks accessing the property via Polaris Street.

Mr. Rappmundt stated that occasionally they work until 9:00 p.m. or 10:00 p.m.

Mrs. Tabor questioned whether normal hours of operation are 10:00 p.m..

Mr. Rappmundt stated that they generally close operation at 10:00 p.m.

Mr. Brennan Vice appeared before the Planning & Zoning Commission to express his opposition concerning the Rezone Request for Paul Rappmundt to rezone property from Mixed Residential to Light Industrial located at 122 Polaris Rd., Bayou Vista, LA. Mr. Rappmundt stated that his concern is that his property value will decrease and that he may not be able to sell the property. Mr. Vice stated that another concern is that he and his neighbors currently cut the grass in the front yard. Mr. Vice stated that the rear of the property is not maintained.

Mr. Rappmundt stated that there are several businesses in the area that are zoned Light Industrial.

Mr. Keith Hotard appeared before the Planning & Zoning Commission to express his opposition concerning the Rezone Request for Paul Rappmundt to rezone property from Mixed Residential to Light Industrial located at 122 Polaris Rd., Bayou Vista, LA. Mr. Hotard stated that Mr. Rappmundt's plan is to put a parking lot at this time. However, Mr. Hotard stated that his concern is that once the property is rezoned, it would allow for other buildings to be constructed on the property in the future.

Mrs. Luke explained that setback requirements and available square footage must be met if an additional structure will be added. The Zoning Ordinance has changed and Mr. Rappmundt will need to make sure adequate parking is available for employees and other issues will need to be addressed before a building is allowed.

Mr. Hotard stated that the residents are asking for the proposed property's zoning to remain residential.

Mr. Hotard stated that when the residents purchased their property they purchased it knowing what the surrounding property was zoned and that the proposed property did not have a business located on it.

Mr. Danny Lipari questioned the distance of the proposed building in reference to the nearest neighbor.

Mr. Rappmundt stated that the proposed building will be 15 feet from the side property line.

Mrs. Tabor questioned whether green space is required.

Mrs. Luke stated that green space is required.

Mr. Rappmundt stated that when he purchased the property where his current business is located, the property was zoned Light Industrial. A diving company was operating there prior to Mr. Rappmundt purchasing the property.

Mrs. Deboarh Tabor made a motion to approve the request for Paul Rappmundt to rezone property from Mixed Residential to Light Industrial located at 122 Polaris Rd., Bayou Vista, LA. Sec.15 T16S R12E-Parcel Id# 2984301156.00- Lot 6-N Clarke Bayou Vista Subd Acq 264 314807 Improvements. Mr. Jimmy Wiley seconded the motion which carried with the following 3-1-0-2 Roll Call Vote:

Yeas: Deborah Tabor, Jimmy Wiley and Danny Lipari

Nays: Barry Druilhet

Abstained: None

Absent: Margie Luke and James Bennett, Jr.

Chairman Paul Gil read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Mark Simoneaux & Debra Louviere is an Existing Neighborhood (EN) located at 6319 Hwy. 87 & 115 Melvin Ln., Franklin, LA. Sec. 11 T13S R9E.

*-2205001026.00-Lot Tract 'ABCDEFGA" per Plat 43N 271109 Acq 43N 271109 Improvements,
- 2205001039.00-Lot por No 2 Alleman part being por Tract "ABCDEFONMLKA" per Plat 254 313359 situated in Sec 11 T13S-R9E Acq 254 313361 Improvements.*

Mr. Lamon Miller, Miller Engineer & Associates stated that the lines indicate as Line A, D, E & F, F continued for many feet, is an original property line from 80 years ago. A gentleman purchased lots on both sides of this line. He constructed several houses. His son, Mr. Mark Simoneaux resides in one of the houses. His daughter is Debra Louviere. Mr. Simoneaux and Mrs. Louviere are brother and sister. Mr. Simoneaux contacted the Planning & Zoning Department to permit construction of a carport addition, which did not meet the required setbacks. Mr. Simoneaux and Mrs. Louviere have agreed to exchange property in order to meet the setback requirements. Mr. Simoneaux will acquire D, E, F, G. Mr. Simoneaux will give Debra Louviere the triangle piece of property indicated as A, B, C, A. The Line B, C is parallel to the house and is 10 feet away from it.

Mr. Gil questioned whether all requirements are met.

Mrs. Tammy Luke stated that all requirements are met.

Mrs. Deborah Tabor made a motion to approve the request for the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Mark Simoneaux & Debra Louviere is an Existing Neighborhood (EN) located at 6319 Hwy. 87 & 115 Melvin Ln., Franklin, LA. Sec. 11 T13S R9E.

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- 2205001039.00-Lot por No 2 Alleman part being por Tract "ABCDEFONMLKA" per Plat 254 313359 situated in Sec 11 T13S-R9E Acq 254 313361 Improvements.

Mr. Barry Druilhet seconded the motion which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Barry Druilhet, Deborah Tabor, James Bennett, Jr. and Danny Lipari

Nays: None

Abstained: None

Absent: Margie Luke and Jimmy Wiley

There being no further business, Mr. Barry Druilhet moved for adjournment. Mr. Danny Lipari seconded the motion, which carried.

Chairman Paul Gil
St. Mary Parish Planning and Zoning Commission