

Planning & Zoning Commission  
Regular Meeting  
August 17, 2015  
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, James Bennett, Jr., Danny Lipari and Kimberly Saucier. Absent was Jimmy Wiley. Also in attendance was Parish Councilman, David Hanagriff.

Mr. Lipari led the Invocation.

Mr. Druilhet led the Pledge of Allegiance.

Mr. Druilhet moved that the reading of the minutes of the Regular Meeting, July 20, 2015 be dispensed with and that the same be approved. Mr. Lipari seconded the motion which carried.

Mr. David Hanagriff, Parish Councilman for District 3, stated that at the previous Parish Council meeting, the request for Emory Morgan and James Beranek was placed on the Parish Council's agenda. Mr. Hanagriff stated that the request to place a manufactured home in a residential area located at 911 Joel Fletcher St., Franklin, LA was denied by the Planning and Zoning Board. At the Parish Council meeting, Mr. Foulcard expressed concern and wanted to overturn the decision of the Planning and Zoning Board. Mr. Hanagriff stated that he did not agree with Mr. Foulcard and that his concern is that the Parish Council Board members needed more information. The Parish Council did not approve or deny the request. Mr. Hanagriff questioned the reason behind the decision of the Planning and Zoning Board.

Mrs. Tammy Luke, Planning & Zoning Director, stated that the Parish Council Members were sent a copy of the unofficial minutes in regards to the request for Rezoning of Property by James Beranek and Emory Morgan located at 911 Joel Fletcher St., Franklin, LA from Single Family (SR) Residential Zoned District to Existing Neighborhood (EN2) Zoned District.

Mr. Hanagriff stated that he did receive the copy of the unofficial minutes but has further questions.

Mr. Gil stated that a neighbor appeared before the Planning & Zoning Board in opposition to the request because of the requirements for Single Family Residence.

Mr. Hanagriff stated that he understands that because neighbors were against it, and that it is located in a residential subdivision, he understands that the six month time period is part of the conflict.

Mr. Hanagriff announced that he is running for Parish President.

Mrs. Luke explained that the board was told that Mr. Morgan's daughter was going to place a manufactured home on the property to reside in. At the Parish Council meeting, Mr. Morgan stated that he was selling the property to a third person.

Mrs. Luke explained that rezoning stays with the property, not with the person who requested the rezone. Therefore, the board takes this information into consideration when making their decision.

Mrs. Luke stated that currently there are very few manufactured homes in the neighborhood.

Mr. Gil stated that the proposed buyer knows the landowner across the street. Therefore, this is possibly the decision that Mr. Morgan and Mr. Beranek decided to offer the sale of the property to this person. Mr. Gil also stated that this particular property is equipped for a manufactured home.

Mr. Hanagriff stated that he was once on the Planning & Zoning Board and understands that each situation is unique and stated that the property is not usable in any other fashion other than a manufactured home.

Mr. Paul Gil read the request for Final Development approval for Coastwide Estates-Randy Tisdale for 5 Lots of the remaining 10 Lots that was left from the original 22 Lot Preliminary Approval of a Manufactured Home Park expansion located at 1301 Lake Palourde Rd., Amelia, LA in an Existing Neighborhood (EN) Zoned District. Sec. 14 T16E R13E; *Parcel Id#3524261124.00*- Lot Tract "MNOPGFJKLM" per Plat 100 103440 Acq. 240 311404.

Mr. Randy Tisdale, representing Coastwide Estates appeared before the board to request Final Development approval for Coastwide Estates-Randy Tisdale for 5 Lots of the remaining 10 Lots that was left from the original 22 Lot Preliminary Approval of a Manufactured Home Park expansion.

Mr. Gil questioned whether all requirements have been met.

Mrs. Luke stated that all requirements have been met.

Mrs. Tabor made a motion to approve the request for Final Development approval for Coastwide Estates-Randy Tisdale for 5 Lots of the remaining 10 Lots that was left from the original 22 Lot Preliminary Approval of a Manufactured Home Park expansion located at 1301 Lake Palourde Rd., Amelia, LA in an Existing Neighborhood (EN) Zoned District. Sec. 14 T16E R13E; *Parcel Id#3524261124.00*- Lot Tract "MNOPGFJKLM" per Plat 100 103440 Acq. 240 311404. Mr. Druilhet seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Jimmy Wiley

Mr. Paul Gil read the request for Rezoning of Property by Keifer Liner representing Gregory Liner located at 305 Southeast Blvd., Bayou Vista, LA from Existing Neighborhood (EN) Zoned District to Neighborhood Commercial (NC) Zoned District. Sec. 20 T15S R12E; Parcel Id# 3014321290.00-Lot 3-X Clarke Bayou Vista Subd. Acq. 105 292745.

Mr. Keifer Liner, representing Gregory Liner, appeared before the board to request the rezoning of property located at 305 Southeast Blvd., Bayou Vista, LA from Existing Neighborhood (EN) Zoned District to Neighborhood Commercial (NC) Zoned District. Mr. Liner stated that he intends to operate an Archery Pro Shop on the property.

Mr. Druilhet questioned the details of an Archery Pro Shop.

Mr. Liner stated that he intends to repair archery/bows.

Mr. Gil questioned whether all requirements have been met.

Mrs. Luke stated that all requirements have been met.

Mr. Bennet questioned the location.

Mr. Gil stated that the property is located across the street from the tennis court/park, where the existing snowball stand is located.

Mrs. Luke stated that the archery business would be located behind the snowball stand.

Mrs. Luke stated that there are residences located on both sides.

Mr. Bennett questioned parking.

Mrs. Tabor questioned whether the Planning & Zoning Department received any opposition to the request.

Mrs. Luke stated that the department has not received any phone calls.

Mr. Liner stated that the building will be approximately 16'x20'.

Mr. Lipari questioned the location of the building on the property.

Mr. Liner stated that the business will be located behind the existing snowball stand.

Mrs. Tabor questioned whether there is a house on the property.

Mr. Liner stated that there is not a house on the property. The property currently has a snowball stand and his grandmother has two (2) campers on the property. However, if the request passes, the campers will be removed.

Mrs. Luke stated that the number of required parking spaces will be addressed in the permit stage.

Mr. Lipari questioned the hours of operation.

Mr. Liner stated that the hours of operation intended will be 3 p.m. to 7 p.m.

Mrs. Tabor questioned whether it will be sale and repair of archery.

Mr. Liner stated that the business will only be archery tuning and repair.

Mrs. Tabor questioned whether a shooting range will be available.

Mr. Liner stated that a shooting range will not be available.

Mr. Bennett made a motion to approve the request for Rezoning of Property by Keifer Liner representing Gregory Liner located at 305 Southeast Blvd., Bayou Vista, LA from Existing Neighborhood (EN) Zoned District to Neighborhood Commercial (NC) Zoned District. Sec. 20 T15S R12E; *Parcel Id#* 3014321290.00-Lot 3-X Clarke Bayou Vista Subd. Acq. 105 292745. Mr. Druilhet seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Jimmy Wiley

Mr. Paul Gil read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Jane Bridges in an Existing Neighborhood (EN2) Zoned District located at 132 Vaughn Ln., Centerville, LA. Sec. 5 T15S R10E; *Parcel Id#* 2564561004.00- Lot Tract "ABFGHA" per Plat 30B 217766 BD J Henry-Tract BCDEFB-E Vaughn-Mount Lilly Baptist Church Cemetery and Tract AHJKA Acq. 27 285574.

Mrs. Jane Bridges appeared before the board to discuss the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Jane Bridges in an Existing Neighborhood (EN2) Zoned District located at 132 Vaughn Ln., Centerville, LA.

Mrs. Bridges stated that her grandson intends to place a manufactured home on the requested property.

Mrs. Tabor questioned the plat.

Mrs. Luke stated that Mrs. Bridges currently owns the entire piece of property. Mrs. Bridges is giving her grandson 60 feet from the rear and 176 feet wide piece of property. Mrs. Luke stated that it does meet all requirements.

Mr. Gil questioned the road that will access the property.

Mrs. Bridges stated that the existing road is a private road.

Mr. Druilhet questioned whether any other manufactured homes are currently on the property.

Mrs. Bridges stated that there is one existing manufactured home that is located on the property in which she resides in and that in order for her grandson to move his manufactured home on the property, she is requesting that the property is subdivided to allow this.

Mr. Druilhet made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Jane Bridges in an Existing Neighborhood (EN2) Zoned District located at 132 Vaughn Ln., Centerville, LA. Sec. 5 T15S R10E; *Parcel Id#* 2564561004.00- Lot Tract "ABFGHA" per Plat 30B 217766 BD J Henry-Tract BCDEFB-E Vaughn-Mount Lilly Baptist Church Cemetery and Tract AHJKA Acq. 27 285574. Mr. Lipari seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Jimmy Wiley

Mr. Paul Gil read the request for Rezoning of Property by Joy Rodriguez located at 1732 Hwy. 83, Ashton, LA from Single Family (SR) Residential Zoned District to Existing Neighborhood (EN2). Sec. 55 T14S R9E; *Parcel Id#*-1964861031.00- Lot Tract 1 Rodriguez Heirs Partition per Plat 259 314125 Acq. 183 303529.

Ms. Joy Blanchard Rodriguez appeared before the board to discuss Rezoning of Property by Joy Rodriguez located at 1732 Hwy. 83, Ashton, LA from Single Family (SR) Residential Zoned District to Existing Neighborhood (EN2). Ms. Rodriguez stated that 911 issued the physical address to be 1738 Hwy. 83.

Mrs. Luke stated that each parcel of property is given an address and that the Assessor's Office legal description has the property listed as 1732 Hwy. 83. Therefore, we must use the address that is listed in the legal description.

Ms. Blanchard stated that she intends to place a manufactured home on the property.

Ms. Blanchard stated that the property has always had manufactured homes located on it and that years ago there were a total of five (5) manufactured homes at one time.

Ms. Blanchard stated that she was unaware that zoning took place in 2005. Ms. Blanchard stated that in 2005 there was a manufactured home located on the property. Ms. Blanchard stated that the surrounding property is family owned property.

Mr. Lipari questioned whether any other manufactured homes are located in the area.

Ms. Blanchard stated that there are manufactured homes in the area.

Mrs. Luke stated that the property is an estate property and that it is required to send notification to all heirs. However, we have only had four of the five heirs sign.

Ms. Blanchard stated that she mailed the letter certified return receipt and has not received the signed certified back from the sibling that resides in Houma.

Mrs. Luke stated that the requirement on property owners within 200 feet have to be notified by certified return receipt, it does not state that everyone has to send the signed cards back. For whatever reason, some people will sign to accept the letter and others will not sign.

Mr. Lipari made a motion to approve the request for Rezoning of Property by Joy Rodriguez located at 1732 Hwy. 83, Ashton, LA from Single Family (SR) Residential Zoned District to Existing Neighborhood (EN2). Sec. 55 T14S R9E; *Parcel Id#*-1964861031.00- Lot Tract 1 Rodriguez Heirs Partition per Plat 259 314125 Acq. 183 303529. Mr. Bennett seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Jimmy Wiley

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

s/g Paul Gil

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Chairman Paul Gil

St. Mary Parish Planning and Zoning Commission