

Planning & Zoning Commission
Public Hearing Minutes
September 15, 2014
5:45 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, Danny Lipari and Kimberly Cossey Saucier. Absent were Jimmy Wiley and James Bennett, Jr.

The purpose of the hearing was to receive written and/or oral comments relative to the following proposed Specific Use, Subdivision/Development and Rezoning of property:

Rezoning of Property by Diane Matthews located at 144 Yellow Bayou Rd., Centerville, LA from Single Family (SR) Residential Zoned District to Existing Neighborhood (EN2) Zoned District; Sec. 37 T15E R10E; -2474541004.00-Lot REM Por No. 50 Sennett Place Subd Blk 6 Acq 15J 138348 Improvements, -2474541005.00-Lot REM Por No. 49 Sennett Place Subd. Blk. 6 Acq. 15J 138348, -2474541081.00-Lot Por No. 49 Sennett Place Subd. Blk. 6 Acq. 10N 104401 and -2474541082.00-Lot Por No. 50 Sennett Place Subd Blk. 6 Acq. 10N 104401.

Preliminary Subdivision/Development Request for Coastwide Estates-Randy Tisdale for a 22 Lot 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.

C. E. Bourg representing Tony Booty, owner and Candy Shop, LLC-Johnny R. Holder for a Specific Use Request to Operate a Sexually Oriented Business in a Heavy Industrial (HI) Zoned District located at 8691 E. Hwy 182, Amelia, LA; Sec. 8 T16S R13E; -*Parcel Id# 3344301003.00*; Sec. 8 T16S R13E; Lot BD Polaski-Greenwood et al-Hwy. 90- Huth Const. Co. Acq. 55 285125, -*Parcel Id#3344301023.00*-Lot BD Road-Greenwood-Greenwood Huth Const. Co. Acq. 55 285125.

Rezoning of Property by Richard David located at 101 Poverty Row and 103 Poverty Row, Cypremort Point, LA from Single Family (SR) Residential Zoned District to Existing Neighborhood (EN2) Zoned District; Sec. 20 T15S R6E; - *1034444005.00*-Lot por No. 5 Cypremort Point lots Auxiliary Plat No. 6 per Plat 17X 155179 lying inside canal Acq. 215 308127; - *1034364228.00*-Lot por No. 5 Cypremort Point lots Auxiliary Plat No. 6 per Plat 17X 155179 lying North of Hwy. 319 Acq. 215 308127; - *1034444135.00*-Lot por Private Road known as Poverty Row adjacent to por No. 5 Cypremort Point lots Auxiliary Plat No. 6 per Plat 17X 155179 lying North of Hwy. 319 Acq. 215 308127.

Rezoning of Property by St. Mary Parish Council located along Hwy. 182 & Hwy. 3215 (Garden City Exit) from High Density Residential (HR) Zoned District to Agricultural (AG) Zoned District; Sec. 11 T15S R10E; *Parcel Id#2354524018.00*; 58.46 ac tract por of rem 529.72 ac tract situated in Sec. 11 T15S R10E BD Williams in and Sterling Sugars Inc-Sutter-et al-Teche-Sutter et al Acq. 184 303579.

Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Grizzaffi Captial Holdings LLC in a Highway Commercial (HC) Zoned District located at 314 Arlington St., Bayou Vista, LA; Sec. 13 T16S R12E.-3014301001.00- 2.26 ac Tract por of 5.00 ac Tract "BCDE" per Plat 11D 107188 Acq. 43O 271167 Improvements.

Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Grizzaffi Captial Holdings LLC in an Existing Neighborhood (EN) Zoned District located at 401 Arlington St., Bayou Vista, LA; Sec. 12 & 13 T16S R12E.

- 30114301027.00-.86 ac tract por of 5.00 ac Tract "BCDE" per Plat 11D 107188 Acq. 43O 271167,
- 3014301029.00- Lot por BD Westside Investment Inc-S Spitale-Arlington St-Grizzaffi situated in Sec. 13 T16S R12E Acq. 43O 271167 &
- 3014301030.00-Lot por BD Westside Investment Inc-S Spitale-Arlington St-Grizzaffi situated in Sec. 12 T16S R12E Acq. 43O 271167.

Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Slade Landry in a Single Family (SR) Zoned District located at 20395 Hwy. 90 W. Frontage Rd., Jeanerette, LA; Sec. 34 T13S R8E. -1784981005.00- Lot 1 Ernest G Landry per Plat 28T 212712 Acq. 250 312849 Improvements.

Chairman Paul Gil read the request for Rezoning of Property by Diane Matthews located at 144 Yellow Bayou Rd., Centerville, LA from Single Family (SR) Residential Zoned District to Existing Neighborhood (EN2) Zoned District; Sec. 37 T15E R10E;

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Chairman Paul Gil read the request for C. E. Bourg representing Tony Booty, owner and Candy Shop, LLC-Johnny R. Holder for a Specific Use Request to Operate a Sexually Oriented Business in a Heavy Industrial (HI) Zoned District located at 8691 E. Hwy 182, Amelia, LA; Sec. 8 T16S R13E;

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Chairman Paul Gil read the request for Rezoning of Property by St. Mary Parish Council located along Hwy. 182 & Hwy. 3215 (Garden City Exit) from High Density Residential (HR) Zoned District to Agricultural (AG)

Zoned District; Sec. 11 T15S R10E; Parcel Id#2354524018.00; 58.46 ac tract por of rem 529.72 ac tract situated in Sec. 11 T15S R10E BD Williams in and Sterling Sugars Inc-Sutter-et al-Teche-Sutter et al Acq. 184 303579.

Mrs. Tammy Luke provided a use table to show what is allowed in Agricultural Zoned Districts and what is allowed in High Density Residential Zoned Districts.

Mr. Jeffrey Daigle appeared before the Planning & Zoning Commission to express opposition to the Rezoning of property by St. Mary Parish Council located along Hwy. 182 & Hwy. 3215 (Garden City Exit) from High Density Residential (HR) Zoned District to Agricultural (AG) Zoned District. Mr. Daigle stated that he owns property located at 10250 Hwy. 182, Garden City, LA. Mr. Daigle stated that when he purchased the property, he was not aware that the property was rezoned. Mr. Daigle stated that the property was being used as agricultural. Mr. Daigle further stated that the residents would like to keep it a quiet, country neighborhood. Most residents did sign a petition against the apartment complex and that he hopes the board will listen to the request of the community and have it rezoned back to Agricultural, which is how it was being used at the time residents purchased nearby property.

Mr. Lloyd Harris, Developer of the property stated that on May 19, 2014, Miller & Associates were hired and that Preliminary & Final Subdivision Approval Request was granted. On June 17, 2014, the Planning & Zoning Board approved the subdivision for recommendation for Preliminary Approval so that he may begin the process of the permit. Mr. Harris stated that the reason he is present is because they have been "kicking the can" down the road in the Council meeting with hopes of pushing it back to the Planning & Zoning Commission. Mr. Harris stated that Mrs. Margie Luke was removed from the Planning & Zoning Board on August 8, 2014 and that on August 14, 2014 Mrs. Kimberly Saucier was appointed to the Planning & Zoning Board. Mr. Harris stated that the only thing that will happen in the morning is that they will be involved in a law suit with the Housing of Urban Development (HUD). Mr. Harris stated that Mrs. Kimberly Saucier is the first signature on the sheet (petition that was signed for a previous meeting) and that Mrs. Saucier has to recuse herself from voting. Mr. Harris feels that the Parish Council has received bad advice and referred to a copy of the Chalmette Law Suit. Mr. Harris cautioned that if the commission votes tonight, it is underneath a voluntary stay by the Housing of Urban Development (HUD). The Parish Council pushed it back to the Planning & Zoning Board with a hope to transfer the property back to Agricultural. Mr. Harris stated that he has a pending agreement for sale with Jim Bailey. Mr. Harris again stated that Mrs. Kimberly Saucier cannot vote because she signed a petition.

Mr. Len Klutts appeared before the Planning & Zoning Commission to express opposition to the Rezoning of Property by St. Mary Parish Council located along Hwy. 182 & Hwy. 3215 (Garden City Exit) from High Density Residential (HR) Zoned District to Agricultural (AG) Zoned District. Mr. Klutts stated that he resides across the street from the property and that his concern is that there is not sufficient infrastructure to support the apartment complex. Mr. Klutts stated that he is not against building a subdivision of houses equivalent to the Bailey Covenant he has on his property. Mr. Klutts stated that due to the covenant they have on their property, they did not perceive an apartment complex being constructed in close proximity of their subdivision. Mr. Klutts concern is that it will cost a lot of tax money for improvements (i.e. road improvements, etc.). Mr. Klutts stated that the citizens should have a choice if 300 or more apartments are placed across the street from where they reside.

Chairman Paul Gil read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Grizzaffi Captial Holdings LLC in a Highway Commercial (HC) Zoned District located at 314 Arlington St., Bayou Vista, LA; Sec. 13 T16S R12E.-3014301001.00- 2.26 ac Tract por of 5.00 ac Tract "BCDE" per Plat 11D 107188 Acq. 430 271167 Improvements.

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- 3014301030.00-Lot por BD Westside Investment Inc-S Spitale-Arlington St-Grizzaffi situated in Sec. 12 T16S R12E Acq. 43O 271167.

Mr. Steven Kelly appeared before the Planning & Zoning Commission to express opposition to the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Grizzaffi Captial Holdings LLC in an Existing Neighborhood (EN) Zoned District located at 401 Arlington St., Bayou Vista, LA. Mr. Kelly stated that he resides on Belleview St., which is located behind Arlington St. Mr. Kelly stated that he does not have the details or restrictions for the proposed request. Mr. Kelly stated that two (2) other residents that reside on Belleview are also present and that they are in opposition to anything that will not have restrictions. Mr. Kelly stated that currently neighboring lots that have manufactured homes located on them are in bad shape. Mr. Kelly explained that Belleview St. is a restricted area with nice homes. Therefore, their back yards are against many mobile homes that are in disrepair.

Chairman Paul Gil read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Slade Landry in a Single Family (SR) Zoned District located at 20395 Hwy. 90 W. Frontage Rd., Jeanerette, LA; Sec. 34 T13S R8E. -1784981005.00- Lot 1 Ernest G Landry per Plat 28T 212712 Acq. 250 312849 Improvements.

There being no further business, Chairman Paul Gil adjourned the Public Hearing.

s/g Paul Gil

Chairman Paul Gil

St. Mary Parish Planning and Zoning Commission