

Planning & Zoning Commission
Regular Meeting
September 19, 2016
6:00 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

The Planning & Zoning Commission met on this date with Chairman William Gil presiding, and the following members present: Deborah Tabor, Danny Lipari, Kimberly Saucier and Joshua Montgomery. Absent were Barry Druilhet and 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, July 18, 2016 be dispensed with and that the same be approved. Mrs. Tabor seconded the motion, which carried.

Mrs. Tammy Luke, Planning & Zoning Director, reminded the board of the annual Ethics Training.

Mr. Gil read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Gert Parro in a Conservation (CN) Zoned District located at 24501 Levee Rd., Charenton, LA. Sec. 9 T13S R9E.
Parcel Id#- 2115164021.00- Lot 1B Dolph Parro Estate per Plat 89 290357.

Mr. Lamon Miller, Miller Engineer & Associates stated that Mrs. Parro owns a one (1) acre tract of property that is located in a recreational type area. Mrs. Parro wants to divide the property and give a lot to each grandchild that approximately measures 89 feet by 140 feet. The property is bounded by family members on both sides, the Charenton drainage canal in the rear and the levee road in the front. Therefore, the width of the property cannot be changed. There are two (2) trailers currently on the lot. One trailer is on Lot 1B2 and one trailer on Lot 1B4. One trailer is just under five (5) feet away and the other trailer is just under eight and a half (8 ½) feet away. The side setback requirement is 10 feet. The Board of Adjustments has granted the variance for the two (2) structures. Mrs. Parro wants to divide the property with equal width lots. Mrs. Parro did not want the expense to move the trailer two (2) feet, therefore requested a variance that was granted. Mr. Miller further explained that there is a movable shed on one (1) of the lot lines between Lot 3 and Lot 4. The shed will be removed when the plat is presented to Mrs. Luke for her signature. A variance was also granted for lot area, lot width and lot depth. There is no water line, therefore a water well must be used. The sewer requirement is a minimum is 12,000 square feet to put a mechanical plant. These requirements are met for the mechanical plant and assume each lot owner will be responsible for the installation of the water well.

Mr. Lipari questioned whether all requirements were met.

Mrs. Luke stated that because the variances were granted by the Board of Adjustments, all requirements are met.

Mr. Lipari made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Gert Parro in a Conservation (CN) Zoned District located at 24501 Levee Rd., Charenton, LA. Sec. 9 T13S R9E.

Parcel Id#- 2115164021.00- Lot 1B Dolph Parro Estate per Plat 89 290357. Mr. Montgomery seconded the motion which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Deborah Tabor, Danny Lipari, Kimberly Saucier and Joshua Montgomery

Nays: None

Abstained: None

Absent: Barry Druilhet and Jimmy Wiley

Mr. Gil read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Wilbert Paul, Jr. in an Existing Neighborhood (EN) Zoned District located at 430 Prairie Rd. N., Centerville, LA. Sec. 5 T15S R10E. Parcel Id#- 2564521031.00- Lot BD McCoyRoad-Chambers-Lane Acq. 40W 260028.

Mr. Lamon Miller, Miller Engineer & Associates stated that the property is one and a half acres (1 ½) that fronts on Prairie Road North and the other side on Verdun Lane. Mr. Paul intends to divide the property in half by east and west lines and north and south lines to make four (4) lots that will be approximately .6 acres each. All utilities are existing.

Mrs. Luke questioned the structure belonging to Anna Sanders that is a possible encroachment.

Mr. Miller stated that the structure is an encroachment and that the lot line is existing.

Mrs. Tabor questioned the encroachment.

Mr. Miller stated that there was a discussion in reference to selling a portion or the entire lot (Lot 1) to Mrs. Sanders in order to rectify the issue.

Mrs. Luke questioned whether the structure/house is a slab house or on piers.

Mr. Miller stated that he believes the structure/house is located on piers.

Mr. Miller stated that line AE is a current line and whether it is approved or not, the line still exists.

Mrs. Saucier made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Wilbert Paul, Jr. in an Existing Neighborhood (EN) Zoned District located at 430 Prairie Rd. N., Centerville, LA. Sec. 5 T15S R10E. Parcel Id#- 2564521031.00- Lot BD McCoyRoad-Chambers-Lane Acq. 40W 260028.

Mrs. Tabor Montgomery seconded the motion which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Deborah Tabor, Danny Lipari, Kimberly Saucier
and Joshua Montgomery

Nays: None

Abstained: None

Absent: Barry Druilhet and Jimmy Wiley

Mrs. Tabor made a motion to move item 10C to the end of the agenda. Mr. Lipari seconded the motion which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Deborah Tabor, Danny Lipari, Kimberly Saucier
and Joshua Montgomery

Nays: None

Abstained: None

Absent: Barry Druilhet and Jimmy Wiley

Mr. Gil read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Don Boudreaux in an Existing Neighborhood (EN2) Zoned District located at 7230 Hwy. 182, Centerville, LA. Sec. 5 T15S R10E. Parcel Id#- 2594541001.00- Lot BD N Boudreaux-N Boudreaux-LA 182-N Boudreaux Acq. 24M 192765.

Mrs. Boudreaux stated that the intention is to square off the property. Mrs. Boudreaux stated that the property is vacant, has been surveyed and that all utilities are available.

Mr. Lipari questioned whether all requirements were met.

Mrs. Luke stated that all requirements are met.

Mrs. Tabor questioned the sheds and possible encroachment.

Mrs. Luke stated that the lines are existing and have been there for years and that there is an existing fence.

Mrs. Boudreaux stated that the shed is on an existing slab and it is approximately one (1) or two (2) feet on the property and that she does not have any objections.

Mrs. Luke stated that the shed does not protrude past the existing fence. Mrs. Luke stated that Mr. Boudreaux has spoken to the adjacent property owner in the event that something happens to the sheds, they know where the official boundary line is and it will meet the setback requirements.

Mrs. Tabor made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Don Boudreaux in an Existing Neighborhood (EN2) Zoned District located at 7230 Hwy. 182, Centerville, LA. Sec. 5 T15S R10E. Parcel Id#- 2594541001.00- Lot BD N Boudreaux-N Boudreaux-LA 182-N Boudreaux Acq. 24M 192765.

Mrs. Saucier questioned the physical address of 7230 Hwy. 182, Centerville, LA.

Mrs. Boudreaux stated that the house is located at 7320 Hwy. 182, Centerville, LA.

Mrs. Luke stated that we have to reference the address that the Assessor's Office has on file. However, it will have to be corrected with 911 when the sale of the property takes place.

Mrs. Tabor made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Don Boudreaux in an Existing Neighborhood (EN2) Zoned District located at 7320 Hwy. 182, Centerville, LA. Sec. 5 T15S R10E. Parcel Id#- 2594541001.00- Lot BD N Boudreaux-N Boudreaux-LA 182-N Boudreaux Acq. 24M 192765. Mrs. Saucier seconded the motion which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Deborah Tabor, Danny Lipari, Kimberly Saucier
and Joshua Montgomery

Nays: None

Abstained: None

Absent: Barry Druilhet and Jimmy Wiley

Mr. Gil read the request for a Rezoning of Property by Henry Truelove located at 132 Grey Eagle Rd. #1, Charenton, LA from Existing Neighborhood (EN1) Zoned District to Existing Neighborhood (EN2) Zoned District. Sec.27 T13S R9E; Parcel Id#-2175061007.00- Lot BD Charpentier-E Boudreaux-A Frederick-Grey Eagle Rd being Tract "ABJKA" per Plat 15R 139816 Acq. 18Z 161945 Improvements.

Mrs. Gloria Truelove stated that the request is to allow her mother in law to place a mobile home on the property to reside.

Mr. Gil questioned whether this is allowed in the ordinance.

Mrs. Saucier questioned whether a mobile home will met the setback requirements.

Mrs. Luke stated that the setback requirements will have to be met. The rezone request to Existing Neighborhood 2 (EN2) will allow Mrs. Truelove to place a mobile home on the property.

Mr. Gil questioned whether any objections were received.

Mrs. Luke stated that the Planning & Zoning office did not receive any objections to the rezone request. Mrs. Luke stated that multiple property owners were notified and that multiple signed certified letters were received and only four (4) letters were unclaimed.

Mrs. Saucier made a motion to approve the request for a Rezoning of Property by Henry Truelove located at 132 Grey Eagle Rd. #1, Charenton, LA from Existing Neighborhood (EN1) Zoned District to Existing Neighborhood (EN2) Zoned District. Sec.27 T13S R9E; Parcel Id#-2175061007.00- Lot BD Charpentier-E Boudreaux-A Frederick-Grey Eagle Rd being Tract "ABJKA" per Plat 15R 139816 Acq. 18Z 161945 Improvements. Mr. Montgomery seconded the motion which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Deborah Tabor, Danny Lipari, Kimberly Saucier
and Joshua Montgomery

Nays: None

Abstained: None

Absent: Barry Druilhet and Jimmy Wiley

Mr. Gil read the request for a Specific Use Request for Walter Camos to place a Recreational (RV) Vehicle in Single Family Zoned District located at 3240 Hwy. 319, Cypremort Point, LA; Sec. 20 T15S R6E; Parcel Id# 1034444076.00-Lot 49 Moresi Estates Part 2 per Plat 86 289922 Acq. 157 300076.

Mr. Camos submitted a letter to board members explaining the history of the property located at 3240 Hwy. 319, Cypremort Point, LA.

Mr. Gil questioned whether all requirements are met.

Mrs. Tammy Luke, Planning & Zoning Director, reminded the board that this is the part of the ordinance (a copy of the ordinance was given to each board member) that allows one Recreational Vehicle (RV) to be placed in a Single Family Residential District. Also it is required that every three (3) years they need to re-apply for the Specific Use Request to Place one Recreational Vehicle (RV) at Cypremort Point, LA in a Single Family (SR) Residential Zoned District. The ordinance allows for one (1) RV to be placed on the property. The specific use helps property owners who do not necessarily want to elevate but intend to use the property as a camp site or a recreation area and not a second home. Mrs. Luke stated that the requirements are met to allow for one (1) Recreational Vehicle (RV).

Mr. Camos stated that he is requesting to place two (2) Recreational Vehicles (RV) on the property.

Mr. Gil questioned whether the board could allow two (2) Recreational Vehicles (RV) on the property.

Mrs. Luke stated that the ordinance does not allow for a Recreational Vehicle (RV) Park.

Mr. Gil questioned whether any neighboring property has two (2) or more Recreational Vehicles (RV) located on their property.

Mrs. Luke stated that there are possibly some properties that may have two (2) or more Recreational Vehicles (RV) located on them. The Planning & Zoning Department is currently inspecting the area. However, sometimes upon inspection the Recreational Vehicle (RV) is not on the property, sometimes the Recreational Vehicle (RV) is on the property and we have them moved off the property but then the Recreational Vehicle (RV) is brought back at a later date. It is a cycle that is constantly being fought.

Mr. Gil stated that according to the letter that Mr. Camos submitted to the board, it states that property owners do have two (2) Recreational Vehicles (RV) on their property. Mr. Gil understands the aggravation. However, since there is not a person in the area at all times inspecting this, we do not know when there will be two or more Recreational Vehicles (RV) there or not. Mr. Gil stated that it is very easy to sneak two (2) Recreational Vehicles (RV) in and out on a weekend. Mr. Gil stated that he is not suggesting anything illegal; however, it is what people are doing. Mr. Gil stated that the ordinance does not allow two (2) Recreational Vehicles (RV) on one property.

Mr. Camos stated that, to his knowledge, there was an ordinance at one time that prevented Recreational Vehicles (RV) completely. Mr. Camos stated that he has invested a lot of money developing the lot based on that ordinance. Mr. Camos stated that a variance was passed that allowed two (2) Recreational Vehicles (RV) to the left of his property and two (2) Recreational Vehicles (RV) to the right of his property. Mr. Camos stated that he sent someone to the Planning & Zoning Department to get copies of the variances since it was public record but were unable to obtain these records.

Mrs. Tabor questioned whether the neighbors informed Mr. Camos that the variances are public record.

Mr. Camos stated that his neighbors stated that they went through the variance process to allow two (2) Recreational Vehicles (RV) on their property.

Mr. Gil questioned whether there are two (2) Recreational Vehicles (RV) currently on his neighbor's property.

Mr. Camos stated that he did not know whether there are two (2) Recreational Vehicles (RV) currently on his neighbor's property. However, a variance was granted to all his neighbors to place two (2) Recreational Vehicles (RV) on their property.

Mrs. Luke stated that whatever was granted previously would be grandfathered in.

If Mr. Camos is granted the Specific Use tonight, he can place one (1) Recreational Vehicle (RV) on the property for three (3) years but must re-apply for a Recreational Vehicle (RV) to be placed on the property.

Mrs. Saucier questioned whether Mr. Camos could go before the Board of Adjustments.

Mr. Luke stated that Mr. Camos cannot go before the Board of Adjustments.

Mr. Camos does not understand how the neighbors got approved to place two (2) Recreational Vehicles (RV) on their property.

Mr. Gil stated that the Planning & Zoning Board can grant a Specific Use to place a Recreational Vehicle (RV) on the property.

Mr. Lipari questioned whether Mr. Camos could request to rezone the property.

Mrs. Luke stated that it would be spot zoning. Mrs. Luke stated that neither she nor the board has the power to change the law; they can only enforce what the council has in place.

Mr. Camos questioned whether there was an ordinance before.

Mrs. Luke stated that there was always zoning and the zoning always prohibited but they asked for a non-conforming use variance at the time. At the time they had that ordinance in place you could ask for multiple things. They have since removed that ordinance.

Mrs. Tabor stated that the ordinance allows for one (1) Recreational Vehicle (RV) to be placed on the property.

Mrs. Tabor questioned what is currently on the property.

Mrs. Luke stated that the property is currently vacant.

Mr. Camos stated that the property is vacant and the reason his request is for two (2) Recreational Vehicles (RV) is because the property is for sale and he has someone interested in purchasing if two (2) Recreational Vehicles (RV) are allowed.

Mrs. Luke explained that Mr. Camos owns property across the street along Cypremort Bayou and that he has a boathouse there and that this ordinance does not allow for him to place a Recreational Vehicle (RV) on that property because there is a restriction on the subdivision when it was approved that living structures were not allowed on that property.

Mr. Camos stated that he is not asking to place a living structure on the property located along Bayou Cypremort.

Mrs. Saucier made a motion to approve the request for a Specific Use Request for Walter Camos to place a Recreational (RV) Vehicle in Single Family Zoned District located at 3240 Hwy. 319, Cypremort Point, LA; Sec. 20 T15S R6E; Parcel Id# 1034444076.00-Lot 49 Moresi Estates Part 2 per Plat 86 289922 Acq. 157 300076. Mr. Lipari seconded the motion which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Deborah Tabor, Danny Lipari, Kimberly Saucier
and Joshua Montgomery

Nays: None

Abstained: None

Absent: Barry Druilhet and Jimmy Wiley

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

S/g William Gil

Chairman William Gil

St. Mary Parish Planning and Zoning Commission