

Planning & Zoning Commission  
Regular Meeting  
April 16, 2018  
6:00 p.m.  
St. Mary Parish Courthouse Fifth Floor  
Franklin, Louisiana

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

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

Mr. Chesteen moved that the reading of the minutes of the Regular Meeting, March 19, 2018 be dispensed with and that the same be approved. Mr. Montgomery seconded the motion, which carried.

Mr. Chesteen made a motion to table the Rezoning of property by Dang Van Nguyen in a Heavy Industrial (HI) Zoned District to Existing Neighborhood (EN2) Zoned District located at 1406 Lake Palourde Rd., Amelia, LA-Sec. 14 T16S R13E;

-Parcel Id# 3524261002.00- Lot por Tract "LCBML" per Plat 19B 162605 lying east of Lake Palourde Road being Lot 4 Montet Estate Part Acq. 313 321514. Mr. Montgomery seconded the motion which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Jimmy Wiley, Kimberly Saucier, Joshua Montgomery, Jeremy Chesteen

Nays: None

Abstained: None

Absent: William Gil and Danny Lipari

Mr. Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Lot 20, 19, and 18 of the River Oaks Subdivision for Lucas Carlino in a Single Family Residential (SR) Zoned District located at 140, 142, and 143 River Oaks Dr., Patterson, LA-Sec. 24 T15S R11E;

-Parcel Id# 2894401004.00-33,224 sq. ft. (0.763 acres) Lot 20 situated in Sec. 24 T15S R11E acq. 323 322962,

-Parcel Id# 2894401216.00-20,998 sq. ft. (0.482 acres) Lot 19 situated in Sec 24 T15S R11E, and

-Parcel Id# 2894401215.00-28,469 sq. ft. (0.654 acres) Lot 18 situated in Sec 24 T15S R11E.

Mr. James Timpleton with David Waitz Engineering and Surveying, representing Lucas Carlino, appeared before the board to discuss Preliminary & Final Subdivision/Development Approval for a Subdivision of Lot 20, 19, and 18 of the River Oaks Subdivision for Lucas Carlino in a Single Family Residential (SR) Zoned District located at 140, 142, and 143 River Oaks Dr., Patterson, LA-Sec. 24 T15S R11E;

-Parcel Id# 2894401004.00-33,224 sq. ft. (0.763 acres) Lot 20 situated in Sec. 24 T15S R11E acq. 323 322962,

-Parcel Id# 2894401216.00-20,998 sq. ft. (0.482 acres) Lot 19 situated in Sec 24 T15S R11E, and

-Parcel Id# 2894401215.00-28,469 sq. ft. (0.654 acres) Lot 18 situated in Sec 24 T15S R11E.

Mr. Timpleton explained that Mr. Carlino intends to make three (3) lot line shifts on the properties shown on the plat.

Mr. Montgomery made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Lot 20, 19, and 18 of the River Oaks Subdivision for Lucas Carlino in a Single Family Residential (SR) Zoned District located at 140, 142, and 143 River Oaks Dr., Patterson, LA-Sec. 24 T15S R11E;

-Parcel Id# 2894401004.00-33,224 sq. ft. (0.763 acres) Lot 20 situated in Sec. 24 T15S R11E acq. 323 322962,

-Parcel Id# 2894401216.00-20,998 sq. ft. (0.482 acres) Lot 19 situated in Sec 24 T15S R11E, and

-Parcel Id# 2894401215.00-28,469 sq. ft. (0.654 acres) Lot 18 situated in Sec 24 T15S R11E.

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

Yeas: Jimmy Wiley, Kimberly Saucier, Joshua Montgomery, Jeremy Chesteen

Nays: None

Abstained: None

Absent: William Gil and Danny Lipari

Mr. Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision for Loretta Booker in an Agricultural (AG) Zoned District located at 140 Freetown Rd., Franklin, LA-Sec. 27 T14S R9E;

-Parcel Id# 1634684048.00- Lot No. 15-B Rosemary Junca Keenze part per Plat 27Z 209155 Acq. 164 301187.

Mrs. Loretta Booker appeared before to discuss the request for Preliminary & Final Subdivision/Development Approval for a Subdivision for Loretta Booker in an Agricultural (AG) Zoned District located at 140 Freetown Rd., Franklin, LA-Sec. 27 T14S R9E;

-Parcel Id# 1634684048.00- Lot No. 15-B Rosemary Junca Keenze part per Plat 27Z 209155 Acq. 164 301187.

Mrs. Booker stated that she originally purchased three (3) acres of land which were subdivided by an engineer; however, the plat was not recorded. Ms. Booker stated that her intentions are to place a manufactured home on one (1) of the lots.

In response to Mrs. Saucier inquiry, Mrs. Booker explained that she intends to divide one (1) parcel into three (3) separate lots.

Mrs. Booked stated that there is an existing manufactured home on lot 15b3 and intends to place a manufactured home on lot 15b1.

Mrs. Tammy Luke, Director of Planning and Zoning, stated that Mrs. Booker would need to increase the existing 20 ft. right of way to a 50 ft. right of way which would allow access to lot 15b3. Mrs. Luke stated that the plat should show utility access.

Mr. Chesteen made a motion to table the request for the Preliminary & Final Subdivision/Development Approval for a Subdivision for Loretta Booker in an Agricultural (AG) Zoned District located at 140 Freetown Rd., Franklin, LA-Sec. 27 T14S R9E; -Parcel Id# 1634684048.00- Lot No. 15-B Rosemary Junca Keenze part per Plat 27Z 209155 Acq. 164 301187. Mr. Wiley seconded the motion which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Jimmy Wiley, Kimberly Saucier, Joshua Montgomery, Jeremy Chesteen

Nays: None

Abstained: None

Absent: William Gil and Danny Lipari

Mr. Druilhet read the request for the Rezoning of property by Froggy Real Estate LLC in a High Density Residential (HR) Zoned District to General Commercial (GC) Zoned District located at 1400 Canal Rd. & 300 Southeast Blvd., Bayou Vista, LA-Sec. 20 T15S R12E -Parcel Id# 3014341149.00- Lot 1-X Clarke Bayou Vista Subd Acq. 229 310052

Mr. Carter Escue, owner of Froggy Real Estate LLC, appeared before the board to discuss the Rezoning of property by Froggy Real Estate LLC in a High Density Residential (HR) Zoned District to General Commercial (GC) Zoned District located at 1400 Canal Rd. & 300 Southeast Blvd., Bayou Vista, LA-Sec. 20 T15S R12E -Parcel Id# 3014341149.00- Lot 1-X Clarke Bayou Vista Subd Acq. 229 31005.

Mr. Escue stated that he purchased the property in 2008 and which was once a Western Auto. Mr. Escue stated that the property had been placed for sale; however, Mr. Escue was not able to find a buyer. Mr. Escue stated that he intends to rezone the property, have the current buildings demolished, and construct storage buildings.

Mr. James Gamble appeared before the board to discuss the Rezoning of property by Froggy Real Estate LLC in a High Density Residential (HR) Zoned District to General Commercial (GC) Zoned District located at 1400 Canal Rd. & 300 Southeast Blvd., Bayou Vista, LA-Sec. 20 T15S R12E -Parcel Id# 3014341149.00- Lot 1-X Clarke Bayou Vista Subd Acq. 229 31005.

Mr. Gamble stated that he owns the property across the street from 1400 Canal Rd.

In reference to Mr. Gamble's inquiry, Mrs. Luke stated that the rezoning of Mr. Escue's property would not affect the zoning of any surrounding properties. Mrs. Luke stated that she was unable to inform Mr. Gamble of any affects the rezoning would have on property taxes and/or value.

Mrs. Luke explained that once the property is rezoned anything that falls within the General Commercial (GC) Zoned District would be able to be placed on this property.

Mr. Wiley made a motion to approve the request for the Rezoning of property by Froggy Real Estate LLC in a High Density Residential (HR) Zoned District to General Commercial (GC) Zoned District located at 1400 Canal Rd. & 300 Southeast Blvd., Bayou Vista, LA-Sec. 20 T15S R12E -Parcel Id# 3014341149.00- Lot 1-X Clarke Bayou Vista Subd Acq. 229 310052

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

Yeas: Jimmy Wiley, Kimberly Saucier, Joshua Montgomery, Jeremy Chesteen

Nays: None

Abstained: None

Absent: William Gil and Danny Lipari

Mr. Druilhet read the request for Rezoning of property by Brittany Gunner in a Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 165 St. Joseph St., Franklin, LA-Sec. 49 T14S R10E;

-Parcel Id# 2294741016.00- Lot South 1/2 No 8 Chambers Tract BD Guy-Mitchell-Caffery-Lane Acq. 15F 136825.

Mr. Nathaniel Bastine and Ms. Brittany Gunner appeared before the board to discuss the request for Rezoning of property by Brittany Gunner in a Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 165 St. Joseph St., Franklin, LA-Sec. 49 T14S R10E;

-Parcel Id# 2294741016.00- Lot South 1/2 No 8 Chambers Tract BD Guy-Mitchell-Caffery-Lane Acq. 15F 136825.

Ms. Gunner stated that she and Mr. Bastine intend to place a manufactured home on the property.

Mrs. Luke stated that Ms. Gunner and Mr. Bastine do not own the property and are currently awaiting letters from family members to give them permission to place the manufactured home on the property.

Mr. Wiley made a motion to approve the request for the Rezoning of property by Brittany Gunner in a Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 165 St. Joseph St., Franklin, LA-Sec. 49 T14S R10E;

-Parcel Id# 2294741016.00- Lot South 1/2 No 8 Chambers Tract BD Guy-Mitchell-Caffery-Lane Acq. 15F 136825 contingent on the receipt of the necessary documents.

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

Yeas: Jimmy Wiley, Kimberly Saucier, Joshua Montgomery, Jeremy Chesteen

Nays: None

Abstained: None

Absent: William Gil and Danny Lipari

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

S/G Barry Druilhet

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Vice Chairman Barry Druilhet

St. Mary Parish Planning and Zoning Commission