

Planning & Zoning Commission
Regular Meeting
May 21, 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: Danny Lipari, Joshua Montgomery, Kimberly Saucier, Jimmy Wiley and Jeremy Chesteen. Absent was William Gil.

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

Mrs. Saucier moved that the reading of the minutes of the Regular Meeting, April 16, 2018 be dispensed with and that the same be approved. Mr. Wiley seconded the motion, which carried.

Mr. Druilhet read the request for 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.

Mrs. Sandy Vu appeared before the board to discuss 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.

Mrs. Vu explained that the purpose of rezoning the property is to place two (2) Mobile Homes on the property.

Mrs. Luke stated that Mr. Nguyen also plans to subdivide the property but first he must Rezone the property.

Mrs. Saucier made a motion to approve the request for 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 5-0-0-1 Roll Call Vote:

Yeas: Danny Lipari, Jimmy Wiley, Kimberly Saucier, Joshua Montgomery, and Jeremy Chesteen

Nays: None

Abstained: None

Absent: William Gil

Mr. Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision along Levee Rd., Charenton, LA (parcel Id# 2115084074.00) for John Lapeyrouse in a Conservation (CN) Zoned District located along Levee Rd., Charenton, LA-Sec. 32 T13S R9E;

-Parcel Id# 2115084074.00- 7.12 ac being por easternmost 100 ac of a 331.77 ac tract being the northernmost por of LA Estancia Pltn. lying North of Charenton drainage navigation canal Acq. 232310415.

Mr. John Lapeyrouse appeared before the board to discuss the request for Preliminary & Final Subdivision/Development Approval for a Subdivision along Levee Rd., Charenton, LA (parcel Id# 2115084074.00) for John Lapeyrouse in a Conservation (CN) Zoned District located along Levee Rd., Charenton, LA-Sec. 32 T13S R9E;

-Parcel Id# 2115084074.00- 7.12 ac being por easternmost 100 ac of a 331.77 ac tract being the northernmost por of LA Estancia Pltn. lying North of Charenton drainage navigation canal Acq. 23231041.

Mr. Lapeyrouse explained that he owns a small strip of land that he intends to have surveyed and partition lots so that he may rent or sell the lots.

In reference to Mr. Druilhets inquiry, Mr. Lapeyrouse stated that it would mostly be for camps.

In reference to Mr. Lipri's inquiry, Mr. Lapeyrouse stated that he has not recieved any objections from neighbors.

Mr. Chesteen made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision along Levee Rd., Charenton, LA (parcel Id# 2115084074.00) for John Lapeyrouse in a Conservation (CN) Zoned District located along Levee Rd., Charenton, LA-Sec. 32 T13S R9E;

-Parcel Id# 2115084074.00- 7.12 ac being por easternmost 100 ac of a 331.77 ac tract being the northernmost por of LA Estancia Pltn. lying North of Charenton drainage navigation canal Acq. 232310415.

Mr. Wiley seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Danny Lipari, Jimmy Wiley, Kimberly Saucier, Joshua Montgomery, and Jeremy Chesteen

Nays: None

Abstained: None

Absent: William Gil

Mr. Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Circle Cattle Company, LLC in a Single Family Residential (SR) Zoned District located at 10449 Hwy. 182, Garden City, LA-Sec. 11 T15S R10E;

-Parcel Id# 2354581003.00- 4.19 ac Rem Tract BD US 90-Huth Co - Huth Co - Railroad Acq. 348 326820.

Mrs. Luke explained that the intent is to expand the property for the owners in the front.

In response to Mr. Lipari's inquiry, Mrs. Luke explained that the property will be land hooked to the owners property.

Mr. Lipari made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Circle Cattle Company, LLC in a Single Family Residential (SR) Zoned District located at 10449 Hwy. 182, Garden City, LA-Sec. 11 T15S R10E;

-Parcel Id# 2354581003.00- 4.19 ac Rem Tract BD US 90-Huth Co - Huth Co - Railroad Acq. 348 326820.

Mr. Wiley seconded the motion which carried with the following 4-0-1-1 Roll Call Vote:

Yeas: Danny Lipari, Jimmy Wiley, Joshua Montgomery, and Jeremy Chesteen

Nays: None

Abstained: Kimberly Saucier

Absent: William Gil

Mr. Druilhet read the request for Specific Use Request by Stacy and James Kirkland Jr. to place livestock (chickens and a rooster) in an Existing Neighborhood (EN2) Zoned District located at 509 Carol Rd., Bayou Vista, LA; Sec.21 T15S R12E;

-Parcel Id#- 3014321170.00- Lot 39-V Clarke Bayou Vista Subd. Acq. 44L 274974.

Stacy Kirkland appeared before the board to discuss the Specific Use Request by Stacy and James Kirkland Jr. to place livestock (chickens and a rooster) in an Existing Neighborhood (EN2) Zoned District located at 509 Carol Rd., Bayou Vista, LA; Sec.21 T15S R12E;

-Parcel Id#- 3014321170.00- Lot 39-V Clarke Bayou Vista Subd. Acq. 44L 274974

In reference to Mr. Druilhet's inquiry, Mrs. Kirkland explained that she spoke to the neighbors and offered to rehome the rooster if he became a problem. Mrs. Kirkland stated that she has not received any complaints from neighbors.

In reference to Mr. Lipari's inquiry, Mrs. Kirkland stated that there are others in the neighborhood that also have chickens, and also stated that her chickens are kept in a 30 ft enclosure that is cleaned out once a week.

Mr. Irving Chauvin, 303 Clark Rd., Bayou Vista, appeared before the board to explain that it is very common in the Bayou Vista area to raise chickens and that he does not have an issue with Mrs. Kirkland's chickens.

Mr. Chesteen made a motion to approve the request for Specific Use Request by Stacy and James Kirkland Jr. to place livestock (chickens and a rooster) in an Existing Neighborhood (EN2) Zoned District located at 509 Carol Rd., Bayou Vista, LA; Sec.21 T15S R12E;

-Parcel Id#- 3014321170.00- Lot 39-V Clarke Bayou Vista Subd. Acq. 44L 274974.

Mr. Wiley seconded the motion which was denied with the following 2-3-0-1 Roll Call Vote:

Yeas: Jimmy Wiley, Jeremy Chesteen

Nays: Danny Lipari, Kimberly Saucier, and Joshua Montgomery

Abstained: None

Absent: William Gil

Mr. Druilhet read the request for Rezoning of property by Austin Booty in a Single Family Residential (SR) Zoned District to Existing Neighborhood (EN3) Zoned District located at 211 Ricohoc Dr. Franklin, LA-Sec. 6 T15S R11E;
-Parcel Id# 2654381010.00-Lot Tract "ABCHA" per Plat 10I 102053 Acq. 352 327450.

Mr. Austin Booty appeared before the board to discuss the request for Rezoning of property by Austin Booty in a Single Family Residential (SR) Zoned District to Existing Neighborhood (EN3) Zoned District located at 211 Ricohoc Dr. Franklin, LA-Sec. 6 T15S R11E;
-Parcel Id# 2654381010.00-Lot Tract "ABCHA" per Plat 10I 102053 Acq. 352 327450.

In reference to Mrs. Saucier's inquiry, Mr. Booty explained that his mother and stepfather reside next door to the property.

Mr. Rody Sanchez, Mr. Booty's stepfather, appeared before the board. Mr. Sanchez explained that Mr. Booty will be going to California for nursing and that he will be looking over the property for him while he is gone.

Mrs. Linda Verret appeared before the board. Mrs. Verret presented the board with multiple letters from neighbors stating that they are against the Rezoning request by Mr.Booty.

Mrs. Luke stated that Mr. Booty will be asking for several different variances and will be on the June 4,2018 meeting.

Mr. Lipari made a motion to approve the request for the Rezoning of property by Austin Booty in a Single Family Residential (SR) Zoned District to Existing Neighborhood (EN3) Zoned District located at 211 Ricohoc Dr. Franklin, LA-Sec. 6 T15S R11E;
-Parcel Id# 2654381010.00-Lot Tract "ABCHA" per Plat 10I 102053 Acq. 352 327450.
Mr. Wiley seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Jimmy Wiley, Danny Lipari, Kimberly Saucier, Joshua Montgomery, and Jeremy Chesteen

Nays: None

Abstained: None

Absent: William Gil

Mr. Druilhet read the request for Preliminary Subdivision/Development Approval for a Subdivision of Property for Austin Booty in a Single Family Residential (SR) Zoned District located at 211 Ricohoc Dr., Franklin, LA- Sec. 6 T15S R11E;
-Parcel Id# 2654381010.00-Lot Tract "ABCHA" per Plat 10I 102053 Acq. 352 327450.

Mrs. Saucier made a motion to approve the request for Preliminary Subdivision/Development Approval for a Subdivision of Property for Austin Booty in a Single Family Residential (SR) Zoned District located at 211 Ricohoc Dr., Franklin, LA- Sec. 6 T15S R11E;

-Parcel Id# 2654381010.00-Lot Tract "ABCHA" per Plat 10I 102053 Acq. 352 327450. Pending Variance approval. Mr. Chesteen seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: William Gil

Mr. Chesteen made a motion to expand the agenda 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.

Mr. Montgomery seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Jimmy Wiley, Danny Lipari, Kimberly Saucier, Joshua Montgomery, and Jeremy Chesteen

Nays: None

Abstained: None

Absent: William Gil

Mr. Chesteen made a motion to approve 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.

Mr. Lipari seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Jimmy Wiley, Danny Lipari, Kimberly Saucier, Joshua Montgomery, and Jeremy Chesteen

Nays: None

Abstained: None

Absent: William Gil

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

S/G Barry Druilhet

Vice Chairman Barry Druilhet

St. Mary Parish Planning and Zoning Commission