

Planning & Zoning Commission  
Regular Meeting  
January 25, 2016  
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: Deborah Tabor, Danny Lipari and Kimberly Saucier. Absent were Paul Gil and Jimmy Wiley.

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

Mrs. Tabor made a motion to postpone the Election of Officers until all board members are present. Mr. Lipari seconded the motion, which carried.

Mrs. Saucier moved that the reading of the minutes of the Regular Meeting, December 21, 2015 be dispensed with and that the same be approved. Mrs. Tabor seconded the motion, which carried.

Mrs. Tammy Luke, Director of Planning & Zoning informed the board that the Flood Maps may be adopted this year.

Mr. Barry Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Kimberly Demahy in an Existing Neighborhood (EN1) Residential Zoned District located at 2114 & 2126 Chitimacha Trail, Baldwin, LA. Sec. 1 T13S R9E;  
- 2174981012.00-Lot 5 Bercegeay Part per Plat 8V 90377 Acq. 44P 275619  
-2174981013.00-Lot 4 Bercegeay Part per Plat 8V 90377 Acq. 44P 275619 Improvement.

Mrs. Kimberly Demahy appeared before the board to discuss Preliminary & Final Subdivision/Development Approval for a Subdivision of Property located at 2114 & 2126 Chitimacha Trail, Baldwin, LA. Mrs. Demahy stated that she resides adjacent to the proposed property and that she is selling the property to the person who is currently residing on it.

Mrs. Luke stated that Mrs. Demahy has always rented the property. The property has always had a manufactured home on it and that the person currently residing on the property will acquire the property from Mrs. Demahy.

Mr. Lipari questioned access to the property.

Mrs. Luke stated that the property is accessed by a public road and that it has access to all utilities.

Mrs. Saucier made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Kimberly Demahy in an Existing Neighborhood (EN1) Residential Zoned District located at 2114 & 2126 Chitimacha Trail, Baldwin, LA. Sec. 1 T13S R9E;  
- 2174981012.00-Lot 5 Bercegeay Part per Plat 8V 90377 Acq. 44P 275619  
-2174981013.00-Lot 4 Bercegeay Part per Plat 8V 90377 Acq. 44P 275619 Improvement.

Mr. Lipari seconded the motion which carried with the following 3-0-0-2 Roll Call Vote:

Yeas: Deborah Tabor, Danny Lipari and Kimberly Saucier

Nays: None

Abstained: None

Absent: Paul Gil and Jimmy Wiley

Mr. Barry Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Aucoin Land Co., Inc. in a Heavy Industrial (HI) Zoned District located at 3201 Lake Palourde Rd(pending 911 issuing address on subdivision),Amelia, LA. Sec. 14 T16S R13E;- 3524301002.00- 16.23 Ac por 303.18 AC Tract BD D C Walsh & Lake Palourde-St Rt 894- F Lenormand-West Line Sec. 11 & 14 situated in Sec. 14 T16S R13E Acq. 42H 265361.

Mr. Druilhet stated that the 911 address has been acquired.

Mrs. Roshonda Bourgeois, Planning & Zoning Clerk, stated that Mr. Aucoin submitted the 911 address, which is 2090 Duhon Blvd., Amelia, LA.

Mr. Blane Aucoin, Aucoin Land Company, appeared before the board to discuss Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Aucoin Land Co., Inc located at 2090 Duhon Blvd., Amelia, LA.

Mr. Aucoin stated that the request is to subdivide a four (4) acre tract of property from a large tract of property to sell to Acme Trucking Company to place a terminal on the property. Mr. Aucoin stated that the 911 address that was issued is 2090 Duhon Blvd., Amelia, LA.

Mrs. Saucier questioned the location of the property in reference to the Assessor's map in comparison to the plat submitted by Bayou Country Survey.

Mrs. Luke stated that Aucoin Land Company owns from Duhon Blvd. to Lake Palourde Rd. in Amelia. There was a previous approved subdivision. The request is located on the Duhon Blvd. side of the property by the Recreation Center.

Mr. Aucoin stated that the property is located between the Water District and Johnny's Propeller Shop. Mr. Aucoin stated that they are using the same depth as the property that Johnny's Propeller Shop purchased 18 months ago.

Mrs. Luke questioned whether the property will run along the same boundary lines as the Waterworks.

Mr. Aucoin stated that the Waterworks does not go all the way to the boulevard.

Mrs. Luke questioned the intent of the property located at the boulevard.

Mrs. Tabor questioned whether the small piece of property located at the boulevard will be acquired by Acme Trucking.

Mr. Aucoin stated that at this time, there are no plans for the property located at the boulevard and that Acme Trucking will not purchase this piece of property.

Mrs. Luke stated that she needs the engineer, Mr. Henry Schwartz, to inform her of the size of the property located at the boulevard.

Ms. Melissa Trahan, Southern Real Estate Company, representing Acme Trucking Company, stated that Acme Trucking Company is relocating their business from Patterson to 2090 Duhon Blvd., Amelia, LA. Ms. Trahan stated that there are plans to construct a 2,500 square foot, single story facility and terminal, along with plans to install a six (6) foot galvanized chain link fence and to limestone the entire yard.

Mr. Druilhet questioned the amount of traffic that Acme Trucking will bring to the area.

Ms. Trahan stated that it will mostly be 18-Wheelers. There will be approximately five (5) or six (6) permanent full-time employees. The drivers normally bring the trailers home. The trucks do not sit at the terminal. Ms. Trahan stated that the trucks will only enter the terminal during business hours. Ms. Trahan stated that the purpose for the limestone is to have adequate turn around for the trucks.

Mrs. Tabor made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Aucoin Land Co., Inc. in a Heavy Industrial (HI) Zoned District located at 2090 Duhon Blvd., Amelia, LA. Sec. 14 T16S R13E;- 3524301002.00- 16.23 Ac por 303.18 AC Tract BD D C Walsh & Lake Palourde-St Rt 894- F Lenormand-West Line Sec. 11 & 14 situated in Sec. 14 T16S R13E Acq. 42H 265361. Mrs. Saucier seconded the motion which carried with the following 3-0-0-2 Roll Call Vote:

Yeas: Deborah Tabor, Danny Lipari and Kimberly Saucier

Nays: None

Abstained: None

Absent: Paul Gil and Jimmy Wiley

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

S/g Barry Druilhet

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Vice - Chairman Barry Druilhet

St. Mary Parish Planning and Zoning Commission