

Planning & Zoning Commission
Regular Meeting
October 19, 2015
6:00 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, Jimmy Wiley, Danny Lipari and Kimberly Saucier. Absent was James Bennett, Jr.

Mr. Druilhet led the Invocation.

Mr. Lipari led the Pledge of Allegiance.

Mr. Druilhet moved that the reading of the minutes of the Regular Meeting, September 21, 2015 be dispensed with and that the same be approved. Mr. Lipari seconded the motion which carried.

Mr. Gil stated that Mrs. Tammy Luke, Planning & Zoning Director, is absent and questioned whether Mrs. Luke submitted a report.

Mrs. Roshonda Bourgeois stated that Mrs. Luke is not present and that she did not leave a report.

Mr. Paul Gil read the request for Preliminary Subdivision/Development Approval for a Subdivision of Property for Mark & Karen Terry Representing the Luke Heirs in an Agricultural (AG) Zoned District located at 643 Prairie Rd. North, Centerville, LA. Sec. 5 T15S R10E;

- Parcel Id#2474444008.00- 38.15 AC being por of 40.013 AC Tract E-F-G-K-J-I-M-N-H-G-F-E-D-C-B-A-E per Plat 16G 143876 BD M. Boudreaux and F. Martin Et Al-Shadyside Co-Lanclos-J. Luke Et Al situated in Sec. 5 T15S R10E 992 Acq. 323 323048 & -2474444009.00-1.86 AC being por of 40.013 AC Tract E-F-G-K-J-I-M-N-H-G-F-E-D-C-B-A-E per Plat 16G 143876 BD M. Boudreaux and F. Martin Et Al-Shadyside Co-Lanclos-J. Luke Et Al situated in Sec. 63 T15S R10E 60 Acq. 323 323048.

Mr. Lamon Miller, Miller Engineer & Associates, stated that the property is approximately 38 to 40 acres and that it fronts Prairie Road in Centerville. The property is owned by eight (8) or nine (9) family members. One (1) of the family members wants to buy the rest of the property. Some residential lots have been sold or donated to the family members over the past years. The proposed lot has 60 foot wide fronting on Prairie Road. Two of the current property owners who own the residential lots wish to increase their rear yard space by 100 feet. Once this occurs, the remaining seven (7) heirs will sell the remaining property to the one (1) individual.

Mr. Gil questioned whether all requirements have been met.

Mrs. Bourgeois stated that all requirements have been met.

Mrs. Tabor made a motion to approve the request for Preliminary Subdivision/Development Approval for a Subdivision of Property for Mark & Karen Terry Representing the Luke Heirs in an Agricultural (AG) Zoned District located at 643 Prairie Rd. North, Centerville, LA. Sec. 5 T15S R10E;

- Parcel Id#2474444008.00- 38.15 AC being por of 40.013 AC Tract E-F-G-K-J-I-M-N-H-G-F-E-D-C-B-A-E per Plat 16G 143876 BD M. Boudreaux and F. Martin Et Al-Shadyside Co-Lanclos-J. Luke Et Al situated in Sec. 5 T15S R10E 992 Acq. 323 323048 & -2474444009.00-1.86 AC being por of 40.013 AC Tract E-F-G-K-J-I-M-N-H-G-F-E-D-C-B-A-E per Plat 16G 143876 BD M. Boudreaux and F. Martin Et Al-Shadyside Co-Lanclos-J. Luke Et Al situated in Sec. 63 T15S R10E 60 Acq. 323 323048. Mr. Druilhet seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Barry Druilhet, Deborah Tabor, Jimmy Wiley, Danny Lipari and Kimberly Saucier

Nays: None

Abstained: None

Absent: James Bennett, Jr.

Mr. Paul Gil read the request for Preliminary Subdivision/Development Approval for a Subdivision of Property for Carrie Saucier in an Agricultural (AG) Zoned District located at 5134 Hwy. 87, Franklin, LA. Sec. 46 T14S R9E; -Parcel Id# 2144861184.00- -2.87 AC por Tract "ABEFA" per Plat 133 296830 situated Sec. 44 T14S R9E Acq. 289 318244, -2144861027.00-.55 AC por Tract "ABEFA" per Plat 133 296830 situated Sec 45 T14S R9E Acq. 289 318244 and -2144861026.00-3.72 AC por Tract "ABEFA" per Plat 133 296830 situated SEc 46 T14S R9E Acq. 289 318244.

Mr. Lamont Miller, Miller Engineer & Associates, stated that the property is approximately seven (7) acres. Mrs. Carrie Saucier intends to carve out a lot approximately 115 feet x 350 feet in the front and maintain a 50 foot strip along Hwy. 87 to access her property in the rear.

Mr. Druilhet questioned the 50 foot in reference to a right of way.

Mr. Miller stated that Mrs. Carrie Saucier will own the 50 foot. However, it will be her access to her property.

Mrs. Tabor questioned the Assessor's map.

Mr. Miller stated that the Assessor's mapping system has several ways to search a property and that the lines indicated are section lines.

Mr. Lipari made a motion to approve the request for Preliminary Subdivision/Development Approval for a Subdivision of Property for Carrie Saucier in an Agricultural (AG) Zoned District located at 5134 Hwy. 87, Franklin, LA. Sec. 46 T14S R9E; -Parcel Id# 2144861184.00- -2.87 AC por Tract "ABEFA" per Plat 133 296830 situated Sec. 44 T14S R9E Acq. 289 318244,

-2144861027.00-.55 AC por Tract "ABEFA" per Plat 133 296830 situated Sec 45 T14S R9E Acq. 289 318244 and
-2144861026.00-3.72 AC por Tract "ABEFA" per Plat 133 296830 situated SEc 46 T14S R9E Acq. 289 318244. Mr. Druilhet seconded the motion which carried with the following 4-0-1-1 Roll Call Vote:

Yeas: Barry Druilhet, Deborah Tabor, Jimmy Wiley, Danny Lipari

Nays: None

Abstained: Kimberly Saucier

Absent: James Bennett, Jr.

Mr. Paul Gil read the request for a Specific Use Request for Lynn Landry and Jarrod Landry and Justin Landry to Place a Recreational Vehicle (RV) at Cypremort Point, LA in a Single Family (SR) Residential Zoned District located at 3411 Hwy. 319, Cypremort Point, LA; Sec. 20 T15S R6E;

- Parcel Id# 1034364297.00-Lot por No. 68-D Moresi Estates Part 9 per Plat 96 291386 lying South of Hwy. 319 Acq. 303 320151 and

-1034364667.00-Lot por Hwy. 319 lying adjacent to No. 68-D Moresi Estates Part. 9 per Plat 96 291386 Acq. 303 320151.

Mr. Lynn Landry appeared before the board to request a Specific Use to place a Recreational Vehicle (RV) on his property located at 3411Hwy. 319 in Cypremort Point, LA.

Mr. Druilhet questioned whether Mr. Landry received any opposition to his request.

In response to Mr. Druilhet's inquiry, Mr. Landry stated that he has not received any opposition to his request to place a Recreational Vehicle (RV) on his property located at 3411Hwy. 319 in Cypremort Point, LA.

Mrs. Tammy Luke stated that the Planning & Zoning Department did not receive any opposition to Mr. Landry's request to place a Recreational Vehicle (RV) on his property located at 3411Hwy. 319 in Cypremort Point, LA.

Mr. Druilhet made a motion to approve the Specific Use Request for Lynn Landry and Jarrod Landry and Justin Landry to Place a Recreational Vehicle (RV) at Cypremort Point, LA in a Single Family (SR) Residential Zoned District located at 3411 Hwy. 319, Cypremort Point, LA; Sec. 20 T15S R6E;

- Parcel Id# 1034364297.00-Lot por No. 68-D Moresi Estates Part 9 per Plat 96 291386 lying South of Hwy. 319 Acq. 303 320151 and

-1034364667.00-Lot por Hwy. 319 lying adjacent to No. 68-D Moresi Estates Part. 9 per Plat 96 291386 Acq. 303 320151. Mr. Wiley seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Barry Druilhet, Deborah Tabor, Jimmy Wiley, Danny Lipari and Kimberly Saucier

Nays: None

Abstained: None

Absent: James Bennett, Jr.

Mr. Paul Gil read the request for Rezoning of Property by Mike Jones located at 146 Georgetown Rd., Franklin, LA from Existing Neighborhood (EN1) Zoned District to Existing Neighborhood (EN2) Zoned District. Sec.27 T14S R8E; *Parcel Id# 1634764106.00*- Lot BD L Chenest-A Jacobs-Georgetown Ln.-A Jacobs Acq. 41J 261821.

Due to procedural requirements not being met Mrs. Tammy Luke stated that the item cannot be discussed for the request for Rezoning of Property by Mike Jones located at 146 Georgetown Rd., Franklin, LA from Existing Neighborhood (EN1) Zoned District to Existing Neighborhood (EN2) Zoned District. Sec.27 T14S R8E; *Parcel Id# 1634764106.00*- Lot BD L Chenest-A Jacobs-Georgetown Ln.-A Jacobs Acq. 41J 261821.

Mr. Paul Gil read the request for Rezoning of Property by Bruce and Sandra Saucier located at 2817 Hwy. 87, Franklin, LA from Light Industrial (LI) Zoned District (2414881001.00) and Agricultural (AG) Zoned District (2384901001.00) to Single Family (SR) Zoned District. Sec. 37 T14S R10E; *-Parcel Id#- 2384901001.00*-4.90 AC Tract "ABCDEFGHIJKLMN OPQRSTUVWXYZA" per Plat 27U 209000 being Situated in Sec. 39 T14S-R10E Acq. 195 305379 and *-Parcel Id#- 2414881001.00*-37.86 AC Por Tract "ABCDEFGHIJKLMN OPQRSTUVWXYZA" per Plat 27U 209000 being situated in Sec. 37 T14S R10E Acq. 195 305379.

Mrs. Sandra Saucier stated that she resides at 2817 Hwy. 87, Franklin, LA. Mrs. Sandra Saucier appeared before the board to discuss rezoning the property from Light Industrial (LI) Zoned District (2414881001.00) and Agricultural (AG) Zoned District (2384901001.00) to Single Family (SR) Zoned District. Mrs. Sandra Saucier stated that the rezone will be approximately 40 acres of the old Oaklawn Sugar Mill property, in which she owns.

Mr. Gil questioned the purpose of the rezone.

Mrs. Sandra Saucier stated that they intend to use an existing foundation to create a project called the Brittany's Project Facility, which is along Hwy. 87 in front of where they intend to place their home and also subdivide the entire piece of property with the intention of selling individual residential lots.

Mrs. Luke explained that in order to place a Non-Profit Organization on the property, the property has to be rezoned to Single Family Residential, which is what their goal is and not have to appear before the board to request a separate rezone.

Mrs. Kimberly Saucier questioned whether the existing manufactured home is grandfathered in.

Mrs. Luke stated that the existing manufactured home is grandfathered in.

Mrs. Tabor made a motion to approve the request for Rezoning of Property by Bruce and Sandra Saucier located at 2817 Hwy. 87, Franklin, LA from Light Industrial (LI) Zoned District (2414881001.00) and Agricultural (AG) Zoned District (2384901001.00) to Single Family (SR) Zoned District. Sec. 37 T14S R10E;

-Parcel Id#- 2384901001.00-4.90 AC Tract "ABCDEFGHJKLMNOPQRSTUVWXYZA" per Plat 27U 209000 being Situated in Sec. 39 T14S-R10E Acq. 195 305379 and

-Parcel Id#- 2414881001.00-37.86 AC Por Tract

"ABCDEFGHJKLMNOPQRSTUVWXYZA" per Plat 27U 209000 being situated in Sec. 37 T14S R10E Acq. 195 305379. Mr. Druilhet seconded the motion which carried with the following 4-0-1-1 Roll Call Vote:

Yeas: Barry Druilhet, Deborah Tabor, Jimmy Wiley, Danny Lipari

Nays: None

Abstained: Kimberly Saucier

Absent: James Bennett, Jr.

Mr. Paul Gil read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Brian Pellerin in a Single Family (SR) Residential Zoned District located at 987 & 1012 Verdunville Rd., Verdunville, LA. Sec 4 T15S R10E;

-Parcel Id# 2594561007.00-Lot Tract G-H-I-J-K-L-G Per Plat 27W 209262 Sec. 4 T15S R10E Acq. 32F 226040,

-2594524143.00-Lot Tract "ABCD" Per Plat 317 322151 Sec. 4 T15S R10S Acq. 317 322151 and

-2594524015.00-Lot Por Tract "ABMNOPA" Per Plat 32F 226010 Sec. 4 T15S R10E Acq. 32F 226040.

Mr. Lamon Miller, Miller Engineer & Associates, stated that this property was recently subdivided approximately five (5) or six (6) months ago, mostly along Lake Rd., which is off of Hwy. 87 in Verdunville. Mr. Brian Pellerin owns five (5) tracts of land, some of which he resides on. Mr. Brian Pellerin intends to separate the property into one (1) tract and keep tracts where he resides. The proposed property is located behind the property where he resides, which currently consists of four (4) lots. Mr. Brian Pellerin intends to combine all four (4) lots into one (1) lot that is approximately 2.3 acres that is fronting on Lake Rd. Mr. Miller stated that all utilities are located along Lake Rd. Mr. Miller also stated that Mr. Brian Pellerin intends to keep the property residential.

Mrs. Kimberly Saucier questioned whether the property will be Single Family Residential or will a subdivision be created.

Mr. Miller questioned the current zoning.

Mrs. Luke stated that the property is zoned Single Family Residential. Mrs. Luke also stated that if Mr. Brian Pellerin intends to subdivide the property into multiple lots, he has to apply and meet the requirements to create a subdivision. Mrs. Luke stated that it is her understanding that Mr. Brian Pellerin's current intention is to square off the property.

Mr. Miller stated that if Mr. Brian Pellerin intends to subdivide into separate lots, he would have to install a hard surface road and all utilities will have to front all lots.

Mrs. Luke stated that it is a major process. However, if Mr. Brian Pellerin wants to place a home on the property as it is, only one (1) home is allowed. Mrs. Luke stated that the property is land hooked.

Mrs. Saucier made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Brian Pellerin in a Single Family (SR) Residential Zoned District located at 987 & 1012 Verdunville Rd., Verdunville, LA. Sec 4 T15S R10E;

-Parcel Id# 2594561007.00-Lot Tract G-H-I-J-K-L-G Per Plat 27W 209262 Sec. 4 T15S R10E Acq. 32F 226040,

-2594524143.00-Lot Tract "ABCDA" Per Plat 317 322151 Sec. 4 T15S R10S Acq. 317 322151 and

-2594524015.00-Lot Por Tract "ABMNOPA" Per Plat 32F 226010 Sec. 4 T15S R10E Acq. 32F 226040. Mr. Lipari seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Barry Druilhet, Deborah Tabor, Jimmy Wiley, Danny Lipari and Kimberly Saucier

Nays: None

Abstained: None

Absent: James Bennett, Jr.

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

S/G Paul Gil

Chairman Paul Gil

St. Mary Parish Planning and Zoning Commission