

Planning & Zoning Commission
Regular Meeting
March 21, 2016
6:00 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

The Planning & Zoning Commission met on this date with Board Member William Gil presiding, and the following members present: Barry Druilhet, Deborah Tabor, Jimmy Wiley, Danny Lipari, Kimberly Saucier and Joshua Montgomery.

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

Nominations were opened for Chairman and Vice Chairman for the Planning & Zoning Commission.

Mrs. Saucier moved that William Gil be nominated as Chairman for the Planning & Zoning Commission for the year 2016. Mrs. Tabor seconded the motion to appoint Mr. Gil as Chairman for the Planning & Zoning Commission for the year 2016 which carried with the following 6-0-0-0 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: None

Mr. Gil moved that Barry Druilhet be nominated as Vice-Chairman for the Planning & Zoning Commission for the year 2016. Mr. Lipari seconded the motion to appoint Mr. Druilhet as Vice-Chairman for the Planning & Zoning Commission for the year 2016 which carried with the following 6-0-0-0 Roll Call Vote:

Yeas: William Gil, Deborah Tabor, Jimmy Wiley, Danny Lipari, Kimberly Saucier and Joshua Montgomery

Nays: None

Abstained: None

Absent: None

Mrs. Tabor moved that the reading of the minutes of the Regular Meeting, February 22, 2016 be dispensed with and that the same be approved. Mr. Lipari seconded the motion, which carried.

Mrs. Luke welcomed the new board members, William Gil and Joshua Montgomery.

Mr. Gil congratulated Mrs. Tammy Luke, Director of Planning & Zoning for being elected to the board of directors for the Building Officials Associations of Louisiana.

Mr. Gil read the request for Rezoning of Property by Ricky Granger located at 122 Jupiter St., Bayou Vista, LA from Existing Neighborhood (EN2) Zoned District to Light Industrial (LI) Residential Zoned District. Sec. 19 T15S R12E; *Parcel Id#-2984321059.00- LOT 6-1 Clarke Bayou Vista Subd. Acq. 34P 325512 Improvements.*

Mrs. Tabor questioned how long Mr. Granger has been employed at the galvanizing plant.

In reference to Mrs. Tabor's inquiry, Mr. Granger stated that he has worked at the galvanizing plant for 43 years.

Mrs. Tabor questioned whether Mr. Granger has any health issues.

Mr. Granger stated that he does not have any health issues.

Mrs. Saucier questioned whether any co-workers of Mr. Granger have health issues.

In reference to Mrs. Saucier's inquiry, Mr. Granger stated that his co-workers do not have health issues.

Mr. Lipari questioned who currently resides in the house located at 122 Jupiter Street.

Mr. Granger stated that he currently resides in the house located at 122 Jupiter Street.

Mr. Gil stated that he owned property and resided on Jupiter Street and feels that the request is the best use for the property and it would take that one house out of harm's way. Mr. Gil stated that the company is vague about the intentions of the property. Mr. Gil stated that the back of the building, which faces the house, has transformers located on it and feels that the company would not want the expense of re-routing the electrical service. Mr. Gil further stated that currently there is a fence across the rear of the property.

Mr. Granger stated that currently there is a wooden fence located in the rear of the property.

Mr. Gil stated that he is not in favor of spot zoning.

Mrs. Luke stated that rezoning would not work for what the plant is proposing.

Mrs. Tabor stated that if they intend to use the property as a laydown yard it has to remain Light Industrial.

Mrs. Tabor stated that if the intent is to use the property as a laydown yard, it should not be any more harm than what is current. Mrs. Tabor also stated that the residents knew that the galvanizing business was operating when they moved to the area.

Ms. Romonda Griffin appeared before the board to discuss the request for Rezoning of Property by Ricky Granger located at 122 Jupiter St., Bayou Vista, LA from Existing Neighborhood (EN2) Zoned District to Light Industrial (LI) Residential Zoned District.

Ms. Griffin stated that she is employed by Mr. Gerald Hotard and questioned if the property is rezoned to Neighborhood Commercial, what would prohibit them from asking to rezone it differently in the future for what the need may be at that time.

Mrs. Luke stated that it does not prohibit them from asking. However, based upon their immediate use without any great economic expense other than gravel and holding racks, Neighborhood Commercial does not allow.

Ms. Griffin stated that Mr. Granger does not know the intent and questioned what the actual intent is for the future.

Mr. Gil stated that if Mr. Granger does not know the plant's intent, he cannot answer the question.

Ms. Griffin stated that Mr. Granger has been employed by the plant for 43 years and questioned whether he knows the intent.

Mrs. Saucier questioned whether Mr. Hotard's house was a business.

Mrs. Luke stated that Mr. Hotard's house is not a business.

Mrs. Luke stated that the structure of the business has changed over the years that Mr. Granger has been employed and he has gone from upper management to middle management and back to middle management. Therefore he is not privy to whatever intent there may be. Mrs. Luke stated that the current company is located in Dallas, Texas.

Mrs. Luke stated that if the intent is to use for office space, Neighborhood Commercial would be the use. However, if it is used for storage, Light Industrial would be the proper use to ask for.

Mrs. Griffin questioned if the property is rezoned to Light Industrial would it also allow for any future expansion of the company.

Mrs. Luke stated that Light Industrial would also allow for any future expansion of the company. Mrs. Luke stated that if the company intends to build a structure, they have to meet the setback requirements for Light Industrial which is 30 feet Front setback, 20 feet Rear Setback, 15 feet side setback and cannot be more than 50 feet high.

Mr. Granger stated that it would be too expensive to expand.

Mrs. Saucier questioned whether the property expands to Neptune Street.

Mr. Gil stated that the property does not expand to Neptune Street.

Mrs. Tabor made a motion to approve the request for Rezoning of Property by Ricky Granger located at 122 Jupiter St., Bayou Vista, LA from Existing Neighborhood (EN2) Zoned District to Light Industrial (LI) Residential Zoned District. Sec. 19 T15S R12E; *Parcel Id#-2984321059.00- LOT 6-1 Clarke Bayou Vista Subd. Acq. 34P 325512 Improvements.* Mr. Lipari seconded the motion which carried with the following 6-0-0-0 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: None

Mr. Gil read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Steve McQuiston represented by Michael Picard & April McQuiston in an Agricultural (AG) Zoned District located at 19143 Hwy. 182, Jeanerette, LA. Sec. 37 T13S R9E- *Parcel Id#1965001010.00- 4374 Ac East Half Tract BD LA Hwy. 182-Bourdier-RR-Matilda Pltn. Acq. 45W 281173 Improvements.*

Mr. Druilhet made a motion to approve the request for Preliminary & Final Subdivision/Development Approval (pending approval of Lot Area & Lot Depth Variance by the Board of Adjustments at their April 4, 2016 meeting) for a Subdivision of Property for Steve McQuiston represented by Michael Picard & April McQuiston in an Agricultural (AG) Zoned District located at 19143 Hwy. 182, Jeanerette, LA. Sec. 37 T13S R9E- *Parcel Id#1965001010.00- 4374 Ac East Half Tract BD LA Hwy. 182-Bourdier-RR-Matilda Pltn. Acq. 45W 281173 Improvements.* Mrs. Tabor seconded the motion which carried with the following 6-0-0-0 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: None

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

S/g William Gil

Chairman William Gil

St. Mary Parish Planning and Zoning Commission