

Planning & Zoning Commission
Regular Meeting
May 18, 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 Cossey Saucier. Absent was James Bennett, Jr.

Mr. Druilhet led the Invocation.

Mr. Lipari led the Pledge of Allegiance.

Mrs. Druilhet moved that the reading of the minutes of the Regular Meeting, April 20, 2015 be dispensed with and that the same be approved. Mr. Lipari seconded the motion which carried.

Mrs. Luke reminded members of the required annual Ethics Training.

Mr. Paul Gil read the request for Rezoning of Property by R C Point Holdings, LLC (Robert Richard and Chansé Boudreaux) located at 103 Minnow Ln., Cypremort Point, LA from Light Industrial (LI) Zoned District to Existing Neighborhood (EN2) Zoned District. Sec. 30 T15S R6E;

-*Parcel Id#*-1034364107.00-Lot por No. 1B Resubd. Lot 15 Nathan A . Levy, Sr. Part per Plat 44O 275476 Acq. 200 306035 &

- *Parcel Id#*-1034364502.00-Lot por No. 1B Resubd. Lot 15 Nathan A. Levy, Sr. Part per Plat 44O 275476 lying in Canal Acq. 200 306035 Improvements.

Mr. Chansé Boudreaux with R C Point Holdings, LLC appeared before the board to request a rezone of property located at 103 Minnow Ln., Cypremort Point, LA from Light Industrial Zoned District to Existing Neighborhood Zoned District with the intent to place a camp on the proposed property.

Mr. Boudreaux questioned what type of business is allowed in a Light Industrial Zoned District and questioned the process of rezoning the entire area to residential.

Mrs. Luke stated that each land owner would have to apply to rezone their property.

Mrs. Luke explained that there are several different businesses that are allowed in a Light Industrial Zoned District. However, the property has to meet the required square footage to allow for that type of business.

Mr. Boudreaux stated that currently most of the property in that area does not meet the required square footage for Light Industrial and questioned the original zoning of Light Industrial.

Mrs. Luke explained that the original zoning was done before she was hired. Therefore, she does not know what factors were determined to zone that area Light Industrial.

Mr. Gil questioned Mr. Boudreaux's intentions.

Mr. Boudreaux stated that the intention is to place a camp on the property.

Mr. Boudreaux stated that his concern is that the area is zoned industrial and that a business could be placed in the neighborhood that is strictly residents, no businesses.

Mrs. Luke stated that the property owners can appear before the board as a group and request to rezone the area to residential.

Mr. Gil questioned the type of camp that Mr. Boudreaux intends to place on the property.

Mr. Boudreaux stated that he is not sure as to what type of structure he will place on the property. Mr. Boudreaux stated that whatever the requirements are is what he will abide by.

Mr. Boudreaux stated that there are existing camps from 1970 that are still standing.

Mrs. Luke stated that there are requirements that the state mandates that have to be followed.

Mrs. Luke stated that the property is located in a flood zone. Therefore, the structure will have to be elevated to the required base flood elevation. Engineered stamped foundation plans will have to be submitted. A manufactured structure is built to HUD requirements and a modular structure is built to the IBC and IRC codes. Mrs. Luke explained that a stick built structure, a manufactured structure or a modular structure is allowed in Existing Neighborhood (EN2) Zoned District.

Mr. Druilhet explained that once the property is rezoned to Existing Neighborhood (EN2) Zoned District a business is not allowed.

Mr. Boudreaux stated that he does not intend to place a business on the property.

Mr. Boudreaux stated that if he wanted to build a business, he would not be required to rezone the property because the current zoning allows for a business.

Mr. Vincent Lauer appeared before the board to state that his concern is property value, the type of material that is allowed for constructing the structure and parking allowance.

Mrs. Luke stated that the code requirement does not specify the material that can be used to construct a camp. Mrs. Luke suggested obtaining the deed restriction to see what is or is not allowed.

Mr. Boudreaux stated that the request is to rezone the property from Light Industrial Zoned District to Existing Neighborhood (EN2) Zoned District and that they intend to place a nice structure on the property.

Mr. Druilhet made a motion to approve the request for Rezoning of Property by R C Point Holdings, LLC (Robert Richard and Chansé Boudreaux) located at 103 Minnow Ln., Cypremort Point, LA from Light Industrial (LI) Zoned District to Existing Neighborhood (EN2) Zoned District. Sec. 30 T15S R6E;
-Parcel Id#-1034364107.00-Lot por No. 1B Resubd. Lot 15 Nathan A . Levy, Sr. Part per Plat 44O 275476 Acq. 200 306035 &

- *Parcel Id#*-1034364502.00-Lot por No. 1B Resubd. Lot 15 Nathan A. Levy, Sr. Part per Plat 44O 275476 lying in Canal Acq. 200 306035 Improvements.

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 Cossey Saucier

Nays: None

Abstained: None

Absent: James Bennett, Jr.

Mr. Paul Gil read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for J Q Holdings, LLC in a Single Family (SR) Residential Zoned District located at 934 Verdunville Rd., Franklin, LA. Sec. 4 T15S R10E;

- *Parcel Id#* -2594524098.00- 2.85 AC Tract BD Verdunville Rd-Verdun-Bayou Teche- Paul Acq. 25A 195291.

Mrs. Luke stated that the neighbor to the right of the property, Mr. & Mrs. Althamus Pellerin, Jr. will acquire a portion of the property which is approximately 109 feet wide by 230 feet deep, indicated as Tract "ABCD" on the plat.

Mrs. Saucier made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for J Q Holdings, LLC in a Single Family (SR) Residential Zoned District located at 934 Verdunville Rd., Franklin, LA. Sec. 4 T15S R10E;

- *Parcel Id#* -2594524098.00- 2.85 AC Tract BD Verdunville Rd-Verdun-Bayou Teche- Paul Acq. 25A 195291.

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 Cossey Saucier

Nays: None

Abstained: None

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 150 Lake Rd., Franklin, LA. Sec. 4 T15S R10E;- *Parcel Id#* -

2594524015.00- Lot Tract "ABMNOPA" per Plat 32F 226010 Acq. 32F 226040.

Mr. Paul Gil read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for J Q Holdings, LLC in a Single Family (SR) Residential Zoned District located at 959, 961 and 987 Verdunville Rd., Franklin, LA; Sec. 4 T15S R10E;

- *Parcel Id#*-2594524093.00-1.09 Ac por 6.50 AC Rem Tract BD Lake- Verdun-Teche-Raymond lying East of Lake Rd. Acq. 195291,

- *Parcel Id#*- 2594524094.00-.02 Ac por 18.79 AC Tract BD Lake-Verdun-Teche-Verdun lying East of Lake Rd. Acq. 25A 195291 and
-*Parcel Id#*- 2594524001.00-1.83 AC por 4.798 AC Rem Tract BD Lake-Boudreaux and Pellerin-State RT 87 and Pellerin-Verdun being por Nos 5-6 Romain Verdun Part. lying East of Lake Rd. Acq. 30F 218493.

Mr. Matthew Fore, Miller Engineer & Associates, stated that Mr. Brian Pellerin and J Q Holdings are in agreement to exchange property.

Mr. Fore explained that Mr. Brian Pellerin's property is currently land locked. Therefore, Mr. Brian Pellerin will get a 60 foot wide tract to access his property via Lake Rd. Mr. Brian Pellerin will exchange the same amount of acreage with J Q Holdings, which is indicated as the triangular property on the plat.

Mr. Fore explained that once the exchange is complete between Mr. Brian Pellerin and J Q Holdings, J Q Holdings will sell the two tracts indicated on the second plat.

Mr. Gil questioned whether all requirements were met.

Mrs. Luke stated that all requirements have been met.

Mr. Fore stated that the fire hydrants are not indicated on the plats submitted. However, the fire hydrants will be indicated on the final plat.

Mr. Druilhet 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 150 Lake Rd., Franklin, LA. Sec. 4 T15S R10E;- *Parcel Id#* - 2594524015.00- Lot Tract "ABMNOPA" per Plat 32F 226010 Acq. 32F 226040 and also Mr. Druilhet made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for J Q Holdings, LLC in a Single Family (SR) Residential Zoned District located at 959, 961 and 987 Verdunville Rd., Franklin, LA; Sec. 4 T15S R10E;
- *Parcel Id#*-2594524093.00-1.09 Ac por 6.50 AC Rem Tract BD Lake- Verdun-Teche-Raymond lying East of Lake Rd. Acq. 195291,
- *Parcel Id#*- 2594524094.00-.02 Ac por 18.79 AC Tract BD Lake-Verdun-Teche-Verdun lying East of Lake Rd. Acq. 25A 195291 and
-*Parcel Id#*- 2594524001.00-1.83 AC por 4.798 AC Rem Tract BD Lake-Boudreaux and Pellerin-State RT 87 and Pellerin-Verdun being por Nos 5-6 Romain Verdun Part. lying East of Lake Rd. Acq. 30F 218493. 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 Cossey Saucier

Nays: None

Abstained: None

Absent: James Bennett, Jr.

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

s/g Paul Gil

Chairman Paul Gil

St. Mary Parish Planning and Zoning Commission