

Planning & Zoning Commission
Regular Meeting
August 21, 2017
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: Jimmy Wiley, Danny Lipari, Kimberly Saucier and Joshua Montgomery. Absent were William Gil and Deborah Tabor.

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

Mrs. Saucier moved that the reading of the minutes of the Regular Meeting, July 17, 2017 be dispensed with and that the same be approved. Mr. Montgomery seconded the motion, which carried.

Mr. Druilhet read the request for Preliminary Subdivision/Development Approval for a Subdivision of Property for Grandwood Properties, LLC in a Conservation (CN) Zoned District located at 224 Grandwood Dr., Patterson, LA-Sec. 22 T15S R11E;

-Parcel Id# 2834321106.00- Lot North 382 ft. of East 33.92 ft. No. 4 Spencer G Todd Sr. part blk u acq 45Q 280034.

-Parcel Id# 2834321071.00- Lot North 382 ft. No. 5 Spencer G Todd Sr. part acq 45Q 280034.

-Parcel Id# 2834341342.00- 9.65 ac tract por of 330.37 tract lying North of Hwy. 90 being por of 1154.83 ac tract of land lying on both sides of Bayou Teche and known as Calumet & Pecan Grove Plnt and Grand Lake East by Avalon Plantation Sec. 48 & 17 T15S R11E South by Sec. 3 & 4 T16S R11E West by Fairfac & grandwoods Plnt property of Shadyside Co. Ltd being embraced within the following Secs. and parts of Secs. 11, 12, 15, 16, 22, 49, 50, 51, 52, 53, 54, T15S R11E and Sec. 41, 42, 43 T16S R11E situated Sec. 22 T15S R11E.

Mr. Matthew Fore, Miller Engineering and Associates, appeared before the Board to discuss the request for Preliminary Subdivision/Development Approval for a Subdivision of Property for Grandwood Properties, LLC in a Conservation (CN) Zoned District located at 224 Grandwood Dr., Patterson, LA-Sec. 22 T15S R11E;

-Parcel Id# 2834321106.00- Lot North 382 ft. of East 33.92 ft. No. 4 Spencer G Todd Sr. part blk u acq 45Q 280034.

-Parcel Id# 2834321071.00- Lot North 382 ft. No. 5 Spencer G Todd Sr. part acq 45Q 280034.

-Parcel Id# 2834341342.00- 9.65 ac tract por of 330.37 tract lying North of Hwy. 90 being por of 1154.83 ac tract of land lying on both sides of Bayou Teche and known as Calumet & Pecan Grove Plnt and Grand Lake East by Avalon Plantation Sec. 48 & 17 T15S R11E South by Sec. 3 & 4 T16S R11E West by Fairfac & grandwoods Plnt property of Shadyside Co. Ltd being embraced within the following Secs. and parts of Secs. 11, 12, 15, 16, 22, 49, 50, 51, 52, 53, 54, T15S R11E and Sec. 41, 42, 43 T16S R11E situated Sec. 22 T15S R11E.

Mr. Fore stated that they intend to divide a portion of property, labeled on the plat as Tract "ABCMNA", because the lot lines are located between the apartment complexes. Tract "EFGDE" is an old tennis court area that may be developed into future apartment complexes. Tract MCDGHILM, which is at the end of Grandwood Drive, may be developed into future apartment complexes as well.

Mr. Lipari questioned whether this would be considered as housekeeping by straightening out the lines.

Mr. Fore stated that a part of the project would be to straighten out the lot lines and to also get everything in order for future development, whether that would be by Grandwood or someone else if they were to sell.

Mr. Montgomery questioned whether there was any opposition.

Mr. Fore stated that he received one letter from the Department of Health and Hospitals but he was not clear as to what they were opposing. Mr. Fore explained that he sent an email to Mr. Michael Bourgeois, Department of Health and Hospitals, but did not receive a response. Mr. Fore stated that he carbon copied Mrs. Tammy Luke, Director of Planning and Zoning, in the email that he sent to Mr. Bourgeois.

Mrs. Luke stated that she did not get any clarification from Mr. Bourgeois in response to Mr. Fore's email. Mrs. Luke explained that they are assuming that Mr. Bourgeois is speaking of tract "HIJK" which does not have an existing sewer system in place. Tract "HIJK" does not have any structures located on it. However, the landowner is aware that they would be responsible for the required utilities if any structures were to be constructed on that section of property.

Mr. Fore stated that the biggest concern would be the tract towards the rear of the property and the tract that remains as a lease site for the tower. Utilities are not needed on that portion of land but a tract will be created due to the division of the property. This area is wooded and there are no intentions for development.

Mrs. Luke questioned the square footage of Tract "EFGD".

Mr. Fore stated that Tract "EFGD" would be over 12,000 square foot. Mr. Fore explained that the three (3) lots meet the 60 foot and the 12,000 square foot requirement that Mr. Michael Bourgeois talked about in his objection letter. The lot that remains towards the rear near the swamp land has no public access road. There is a utility and an egress and ingress easement which is for the tower site.

Mr. Montgomery made a motion to approve the request for Preliminary Subdivision/Development Approval for a Subdivision of Property for Grandwood Properties, LLC in a Conservation (CN) Zoned District located at 224 Grandwood Dr., Patterson, LA-Sec. 22 T15S R11E;

-Parcel Id# 2834321106.00- Lot North 382 ft. of East 33.92 ft. No. 4 Spencer G Todd Sr. part blk u acq 45Q 280034.

-Parcel Id# 2834321071.00- Lot North 382 ft. No. 5 Spencer G Todd Sr. part acq 45Q 280034.

-Parcel Id# 2834341342.00- 9.65 ac tract por of 330.37 tract lying North of Hwy. 90 being por of 1154.83 ac tract of land lying on both sides of Bayou Teche and known as Calumet & Pecan Grove Plnt and Grand Lake East by Avalon Plantation Sec. 48 & 17 T15S R11E South by Sec. 3 & 4 T16S R11E West by Fairfac & grandwoods Plnt property of Shadyside Co. Ltd being embraced within the following Secs. and parts of Secs. 11, 12, 15, 16, 22, 49, 50, 51, 52, 53, 54, T15S R11E and Sec. 41, 42, 43 T16S R11E situated Sec. 22 T15S R11E. Mr. Wiley seconded the motion which carried with the following 3-0-1-1 Roll Call Vote:

Yeas: Jimmy Wiley, Danny Lipari and Joshua Montgomery

Nays: None

Abstained: Kimberly Saucier

Absent: Deborah Tabor

Mr. Druilhet read the request for Rezoning of property by Grandwood Properties, LLC in a Conservation (CN) Zoned District to High Density Residential (HR) Zoned District located at 224 Grandwood Dr., Patterson, LA-Sec. 22 T15S R11E;

-Parcel Id# 2834321106.00- Lot North 382 ft. of East 33.92 ft. No. 4 Spencer G Todd Sr. part blk u acq 45Q 280034.

-Parcel Id# 2834321071.00- Lot North 382 ft. No. 5 Spencer G Todd Sr. part acq 45Q 280034.

-Parcel Id# 2834341342.00- 9.65 ac tract por of 330.37 tract lying North of Hwy. 90 being por of 1154.83 ac tract of land lying on both sides of Bayou Teche and known as Calumet & Pecan Grove Plnt and Grand Lake East by Avalon Plantation Sec. 48 & 17 T15S R11E South by Sec. 3 & 4 T16S R11E West by Fairfac & grandwoods Plnt property of Shadyside Co. Ltd being embraced within the following Secs. And parts of Secs. 11, 12, 15, 16, 22, 49, 50, 51, 52, 53, 54, T15S R11E and Sec. 41, 42, 43 T16S R11E situated Sec. 22 T15S R11E.

Mr. Fore appeared before the Board to discuss the request for Rezoning of property by Grandwood Properties, LLC in a Conservation (CN) Zoned District to High Density Residential (HR) Zoned District located at 224 Grandwood Dr., Patterson, LA-Sec. 22 T15S R11E;

-Parcel Id# 2834321106.00- Lot North 382 ft. of East 33.92 ft. No. 4 Spencer G Todd Sr. part blk u acq 45Q 280034.

-Parcel Id# 2834321071.00- Lot North 382 ft. No. 5 Spencer G Todd Sr. part acq 45Q 280034.

-Parcel Id# 2834341342.00- 9.65 ac tract por of 330.37 tract lying North of Hwy. 90 being por of 1154.83 ac tract of land lying on both sides of Bayou Teche and known as Calumet & Pecan Grove Plnt and Grand Lake East by Avalon Plantation Sec. 48 & 17 T15S R11E South by Sec. 3 & 4 T16S R11E West by Fairfac & grandwoods Plnt property of Shadyside Co. Ltd being embraced within the following Secs. And parts of Secs. 11, 12, 15, 16, 22, 49, 50, 51, 52, 53, 54, T15S R11E and Sec. 41, 42, 43 T16S R11E situated Sec. 22 T15S R11E.

Mr. Fore stated that the reason for the Rezone request is to allow future development of apartment complexes.

Mrs. Luke stated that the existing lot lines are High Density Residential (HR) Zoned District but the rezone request is for the rear property that is currently zoned Conservation (CN).

Mr. Montgomery made a motion to approve the request for Rezoning of property by Grandwood Properties, LLC in a Conservation (CN) Zoned District to High Density Residential (HR) Zoned District located at 224 Grandwood Dr., Patterson, LA-Sec. 22 T15S R11E;

-Parcel Id# 2834321106.00- Lot North 382 ft. of East 33.92 ft. No. 4 Spencer G Todd Sr. part blk u acq 45Q 280034.

-Parcel Id# 2834321071.00- Lot North 382 ft. No. 5 Spencer G Todd Sr. part acq 45Q 280034.

-Parcel Id# 2834341342.00- 9.65 ac tract por of 330.37 tract lying North of Hwy. 90 being por of 1154.83 ac tract of land lying on both sides of Bayou Teche and known as Calumet & Pecan Grove Plnt and Grand Lake East by Avalon Plantation Sec. 48 & 17 T15S R11E South by Sec. 3 & 4 T16S R11E West by Fairfac & grandwoods Plnt property of Shadyside Co. Ltd being embraced within the following Secs. And parts of Secs. 11, 12, 15, 16, 22, 49, 50, 51, 52, 53, 54, T15S R11E and Sec. 41, 42, 43 T16S R11E situated Sec. 22 T15S R11E. Mr. Wiley seconded the motion which carried with the following 3-0-1-1 Roll Call Vote:

Yeas: Jimmy Wiley, Danny Lipari and Joshua Montgomery

Nays: None

Abstained: Kimberly Saucier

Absent: Deborah Tabor

Mr. Druilhet read the request for Rezoning of Property by Jody Vaccarella from Single Family Residential (SR) Zoned District to General Commercial (GC) Zoned District located at 911 Joel Fletcher St., LA-Sec. 62 T14S R9E; Parcel Id# 2174701148.00- Lot Tract "ABCDA" per plat 42O 266657 acq 328 323770.

Mr. Jody Vacarella appeared before the Board to discuss the request for Rezoning of Property by Jody Vaccarella from Single Family Residential (SR) Zoned District to General Commercial (GC) Zoned District located at 911 Joel Fletcher St., LA-Sec. 62 T14S R9E; Parcel Id# 2174701148.00- Lot Tract "ABCDA" per plat 42O 266657 acq 328 323770.

Mr. Vacarella stated that he purchased the property and intends to use it for parking for his existing shop.

Mr. Lipari questioned the type of shop Mr. Vacarella owns.

Mr. Vacarella stated that he has owned the collision shop that has been located there since 1985.

Mrs. Saucier stated that there is an AC repair shop down the street.

Mr. Vacarella explained that he sold the property and placed a trailer there. The owner then sold the land and the mobile home was removed. Since then the property has been Rezoned to Single Family Residential (SR) Zoned District which does not allow for mobile homes. Mr. Vacarella has been maintaining the property and recently purchased the property. The ground has been leveled and trees have been removed.

Mr. William J. Haile II appeared before the board to state his concerns about request for Rezoning of Property by Jody Vacarella from Single Family Residential (SR) Zoned District to General Commercial (GC) Zoned District located at 911 Joel Fletcher St., LA-Sec. 62 T14S R9E; Parcel Id# 2174701148.00- Lot Tract "ABCDA" per plat 42O 266657 acq 328 323770.

Mr. Haile stated that he has owned property in that area for approximately 35 years. The neighborhood has always been zoned Residential. Mr. Haile explained that he wants the property to remain residential because he does not want wrecked vehicles or an addition to the body shop to be placed on the property due to noise. Mr. Haile stated that he would rather Mr. Vacarella place a storage building on the property to hold the cars. Mr. Haile wanted to state for the record that he does not want any type of body work, painting or cutting of metals to be allowed on the property.

Mr. Luke questioned whether Mr. Haile owns the property in front of Mr. Vacarella's property.

Mr. Haile stated that he owns the property at the end of Becnel Street.

Mr. Luke explained that the law does not allow the board to put stipulations on a Rezone.

Mr. Haile questioned whether the property could remain residential and still be used to park vehicles.

Mr. Wiley questioned whether the proposed property was located next to the shop.

Mr. Vacarella stated that the property is next to the shop.

Mrs. Luke stated that a portion of Mr. Vacarella's property abuts to Mr. Haile's property.

Mr. Lipari questioned Mr. Vacarella's hours of operation.

Mr. Vacarella stated the hours of operation are from 7 a.m. until 5 p.m. five days a week.

Mr. Haile questioned in the event of someone else purchasing the property would they be allowed to do other things aside from parking cars on the property.

Mr. Vacarella stated that he has no intent to sell the business or move the business onto the proposed lot.

Mrs. Saucier made a motion to approve the request for Rezoning of Property by Jody Vaccarella from Single Family Residential (SR) Zoned District to General Commercial (GC) Zoned District located at 911 Joel Fletcher St., LA-Sec. 62 T14S R9E; Parcel Id# 2174701148.00- Lot Tract "ABCD" per plat 42O 266657 acq. 328 323770. Mr. Wiley seconded the motion which carried with the following 4-0-0-1 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Deborah Tabor

Mr. Druilhet read the request for Rezoning of property by Cypremort Point Inc. from Existing Neighborhood (EN1) Zoned District and Conservation (CN) Zoned District to Existing Neighborhood (EN2) Zoned District.

-located at 2938 Hwy. 319, Cypremort Point, LA-Sec. 21 T15S R6E; Parcel Id# 1154444227.00-Lot 66-Z Moresi Estates part 8 per plat 89 290405 acq 29Q 216265 and Parcel Id#1154444460.00-Lot por Hwy. 319 lying adjacent to No. 66-Z Moresi Estates Part 8 per plat 89 290405 acq 29Q 216265.

-located at 3000 Hwy. 319, Cypremort Point, LA-Sec. 21 T15S R6E; Parcel Id# 1154444218.00-Lot 66-Q Moresi Estates part 8 per plat 89 29Q 216265 and Parcel Id# 1154444459.00-Lot por Hwy. 319 lying adjacent to No. 66-Q Moresi Estates part 8 per plat 89 290405 acq 29Q 216265.

-located at 2398 Hwy. 319, Cypremort Point, LA-Sec. 15 T15S R6E; Parcel Id# 1154444212.00-Lot C-3 Moresi Estates part 12 per plat 89 290407 acq 29Q 216265 and Parcel Id# 1154444465.00-Lot por Hwy. 319 lying adjacent to No. C-3 Moresi Estates part 12 per plat 89 290407 acq 29Q 216265.

-located at 2388 Hwy. 319, Cypremort Point-LA-Sec. 15 T15S R6E; Parcel Id# 1154444237.00-Lot C-4 Moresi Estates part 12 per plat 89 290407 acq 29Q 216265 and Parcel Id#

1154444466.00-Lot por Hwy. 319 lying adjacent to No. C-4 Moresi Estates part 12 per plat 89 290407 acq 29Q 216265.

-located at 2374 Hwy. 319, Cypremort Point, LA-Sec. 15 T15S R6E; Parcel Id# 1154444390.00-Lot C-5 Moresi Estates part 12 per plat 89 290407 acq 29Q 216265 and Parcel Id# 1154444467.00-Lot por Hwy. 319 lying adjacent to No. C-5 Moresi Estates part 12 per plat 89 290407 acq 29Q 216265.

Mr. Pat Caffery Jr. appeared before the board to discuss the request for Rezoning of property by Cypremort Point Inc. from Existing Neighborhood (EN1) Zoned District and Conservation (CN) Zoned District to Existing Neighborhood (EN2) Zoned District.

-located at 2938 Hwy. 319, Cypremort Point, LA-Sec. 21 T15S R6E; Parcel Id# 1154444227.00-Lot 66-Z Moresi Estates part 8 per plat 89 290405 acq 29Q 216265 and Parcel Id# 1154444460.00-Lot por Hwy. 319 lying adjacent to No. 66-Z Moresi Estates Part 8 per plat 89 290405 acq 29Q 216265.

-located at 3000 Hwy. 319, Cypremort Point, LA-Sec. 21 T15S R6E; Parcel Id# 1154444218.00-Lot 66-Q Moresi Estates part 8 per plat 89 29Q 216265 and Parcel Id# 1154444459.00-Lot por Hwy. 319 lying adjacent to No. 66-Q Moresi Estates part 8 per plat 89 290405 acq 29Q 216265.

-located at 2398 Hwy. 319, Cypremort Point, LA-Sec. 15 T15S R6E; Parcel Id# 1154444212.00-Lot C-3 Moresi Estates part 12 per plat 89 290407 acq 29Q 216265 and Parcel Id# 1154444465.00-Lot por Hwy. 319 lying adjacent to No. C-3 Moresi Estates part 12 per plat 89 290407 acq 29Q 216265.

-located at 2388 Hwy. 319, Cypremort Point-LA-Sec. 15 T15S R6E; Parcel Id# 1154444237.00-Lot C-4 Moresi Estates part 12 per plat 89 290407 acq 29Q 216265 and Parcel Id# 1154444466.00-Lot por Hwy. 319 lying adjacent to No. C-4 Moresi Estates part 12 per plat 89 290407 acq 29Q 216265.

-located at 2374 Hwy. 319, Cypremort Point, LA-Sec. 15 T15S R6E; Parcel Id# 1154444390.00-Lot C-5 Moresi Estates part 12 per plat 89 290407 acq 29Q 216265 and Parcel Id# 1154444467.00-Lot por Hwy. 319 lying adjacent to No. C-5 Moresi Estates part 12 per plat 89 290407 acq 29Q 216265.

Mr. Caffery, representative for Cypremort Point Inc., stated that they intend to Rezone five (5) lots. Mr. Caffery explained that the Existing Neighborhood (EN1) Zoned District that is currently in place does not allow for recreational vehicles or mobile homes which are becoming more popular in those areas due to the unaffordability of building a stick built camp. Therefore, rezoning the properties to Existing Neighborhood (EN2) would allow for the recreational vehicles and mobile homes to be placed on the properties. Mr. Caffery stated that this will be the case for the next two (2) items on the agenda as well.

Mr. Druilhet read the request for Rezoning of property by Cypremort Point Inc. from Existing Neighborhood (EN1) Zoned District and Conservation (CN) Zoned District to Existing Neighborhood (EN2) Zoned District at located at 2938 Hwy. 319, Cypremort Point, LA-Sec. 21 T15S R6E;

-Parcel Id# 1154444227.00- Lot 66-Z Moresi Estates part 8 per plat 89 290405 acq 29Q 216265 and

-Parcel Id# 1154444460.00-Lot por Hwy. 319 lying adjacent to No. 66-Z Moresi Estates Part 8 per plat 89 290405 acq 29Q 216265 and the request for Rezoning of property by Cypremort Point Inc. from Existing Neighborhood (EN1) Zoned District and Conservation (CN) Zoned District to Existing Neighborhood (EN2) Zoned District located at 3000 Hwy. 319, Cypremort Point, LA-Sec. 21 T15S R6E; Parcel Id# 1154444218.00-Lot 66-Q Moresi Estates part 8 per plat 89 29Q 216265 and Parcel Id# 1154444459.00-Lot por Hwy. 319 lying adjacent to No. 66-Q Moresi Estates part 8 per plat 89 290405 acq 29Q 216265.

Mr. Lipari questioned whether there are stick built camps next to these properties.

Mr. Caffery stated that there is one (1) stick built structure located next to the C lots and the other two (2) lots have a variety of neighboring structures located on them. One structure next to Lot Z is abandoned and next to Lot Q there are small structures such as recreational vehicle covers located on them.

In response to Mr. Lipari's inquiry, Mr. Caffery stated that they have not received any opposition.

Mr. Lipari questioned the location of the properties.

Mr. Caffery explained that the C lots are before the boat landing on the right hand side of Hwy. 318 and the other two (2) lots are past Quintana on the right hand side of Hwy. 318.

Mrs. Saucier questioned Mrs. Luke whether, before the Rezoning in 2014, the lots allowed to have recreational vehicles or mobile homes placed on them.

Mrs. Luke stated that before the Rezoning took place these areas were zoned Mixed Residential Zoned Districts which allowed for both recreational vehicles and manufactured homes.

Mr. Lipari questioned whether Existing Neighborhood (EN2) Zoned District only allows for mobile homes.

Mrs. Luke stated that recreational vehicles, manufactured homes or stick built structures would be allowed to be placed on a property that is located in an Existing Neighborhood (EN2) Zoned District. This type of zoning is not as restrictive as Existing Neighborhood (EN1) Zoned District. Therefore, it gives the property owners the ability to do more things with their property. Mrs. Luke stated that the neighboring property of item D has been previously rezoned to Existing Neighborhood (EN2) Zoned District.

Mr. Lipari made a motion to approve the request for Rezoning of property by Cypremort Point Inc. from Existing Neighborhood (EN1) Zoned District and Conservation (CN) Zoned District to Existing Neighborhood (EN2) Zoned District.

-located at 2938 Hwy. 319, Cypremort Point, LA-Sec. 21 T15S R6E; Parcel Id# 1154444227.00-Lot 66-Z Moresi Estates part 8 per plat 89 290405 acq 29Q 216265 and Parcel Id#1154444460.00-Lot por Hwy. 319 lying adjacent to No. 66-Z Moresi Estates Part 8 per plat 89 290405 acq 29Q 216265.

-located at 3000 Hwy. 319, Cypremort Point, LA-Sec. 21 T15S R6E; Parcel Id# 1154444218.00-Lot 66-Q Moresi Estates part 8 per plat 89 29Q 216265 and Parcel Id# 1154444459.00-Lot por Hwy. 319 lying adjacent to No. 66-Q Moresi Estates part 8 per plat 89 290405 acq 29Q 216265.

-located at 2398 Hwy. 319, Cypremort Point, LA-Sec. 15 T15S R6E; Parcel Id# 1154444212.00-Lot C-3 Moresi Estates part 12 per plat 89 290407 acq 29Q 216265 and Parcel Id# 1154444465.00-Lot por Hwy. 319 lying adjacent to No. C-3 Moresi Estates part 12 per plat 89 290407 acq 29Q 216265.

-located at 2388 Hwy. 319, Cypremort Point-LA-Sec. 15 T15S R6E; Parcel Id# 1154444237.00-Lot C-4 Moresi Estates part 12 per plat 89 290407 acq 29Q 216265 and Parcel Id# 1154444466.00-Lot por Hwy. 319 lying adjacent to No. C-4 Moresi Estates part 12 per plat 89 290407 acq 29Q 216265.

-located at 2374 Hwy. 319, Cypremort Point, LA-Sec. 15 T15S R6E; Parcel Id# 1154444390.00-Lot C-5 Moresi Estates part 12 per plat 89 290407 acq 29Q 216265 and Parcel Id# 1154444467.00-Lot por Hwy. 319 lying adjacent to No. C-5 Moresi Estates part 12 per plat 89 290407 acq 29Q 216265,

-located at 2938 Hwy. 319, Cypremort Point, LA-Sec. 21 T15S R6E; -Parcel Id# 1154444227.00- Lot 66-Z Moresi Estates part 8 per plat 89 290405 acq 29Q 216265 and

-Parcel Id#1154444460.00-Lot por Hwy. 319 lying adjacent to No. 66-Z Moresi Estates Part 8 per plat 89 290405 acq 29Q 216265 and the property

-located at 3000 Hwy. 319, Cypremort Point, LA-Sec. 21 T15S R6E; Parcel Id# 1154444218.00-Lot 66-Q Moresi Estates part 8 per plat 89 29Q 216265 and Parcel Id# 1154444459.00-Lot por Hwy. 319 lying adjacent to No. 66-Q Moresi Estates part 8 per plat 89 290405 acq 29Q 216265. Mr. Wiley seconded the motion which carried with the following 4-0-0-1 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Deborah Tabor

Mr. Druilhet read the request for Rezoning of Property by Debra Bergeron from Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 115 Rice St., Bayou Vist, LA- Sec. 21 T15S R12E; Parcel Id# 3014381043.00-Lot 8 Boy Blue Subd Sq C Acq 34U 236266 Improvements on the Land of Bergeron James D Acq 34U 236266.

Mrs. Debra Bergeron appeared before the board to discuss the request for Rezoning of Property by Debra Bergeron from Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 115 Rice St., Bayou Vist, LA- Sec. 21 T15S R12E; Parcel Id# 3014381043.00-Lot 8 Boy Blue Subd Sq C Acq 34U 236266 Improvements on the Land of Bergeron James D Acq 34U 236266.

Mrs. Bergeron stated that she owns a large, empty, side lot that she intends to place a mobile home on.

In response to Mr. Montgomery's inquiry, Mrs. Bergeron stated that there was no opposition.

Mr. Lipari questioned whether the property was behind the old Richards building or by Quality Glass.

Mrs. Bergeron stated that the lot is located on Sunset and Rice Street.

Mr. Lipari questioned whether other mobile homes were located nearby.

Mrs. Bergeron stated that there are other mobile homes in the subdivision. The mobile home that she intends to place on her property is currently across the street.

Mr. Montgomery made a motion to approve the request for Rezoning of Property by Debra Bergeron from Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 115 Rice St., Bayou Vist, LA- Sec. 21 T15S R12E; Parcel Id# 3014381043.00-Lot 8 Boy Blue Subd Sq C Acq 34U 236266 Improvements on the Land of

Bergeron James D Acq 34U 236266. Mr. Lipari seconded the motion which carried with the following 4-0-0-1 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Deborah Tabor

Mr. Druilhet read the request for Rezoning of Property by Tatiana Larry from Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 4015 Chitimacha Trail, Charenton, LA- Sec. 34 T13S R9E; Parcel Id# 2145001017.00- Lot por No. 1 Joseph Armelin Et Al part per plat CC 21066 being por BD Teche - Fields - Road - Grevenberg situated in Sec 34 T13S R9E acq 6F 69109.

Ms. Tatiana Larry appeared before the board to discuss the request for Rezoning of Property by Tatiana Larry from Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 4015 Chitimacha Trail, Charenton, LA- Sec. 34 T13S R9E; Parcel Id# 2145001017.00- Lot por No. 1 Joseph Armelin Et Al part per plat CC 21066 being por BD Teche - Fields - Road - Grevenberg situated in Sec 34 T13S R9E acq 6F 69109.

Ms. Larry stated that she purchased a new mobile home and intends to place it on the property.

Mr. Druilhet questioned whether there was mobile home currently on the property.

Ms. Larry stated that a stick built house was on the property.

Mrs. Luke stated that the property runs parallel and abuts to a road that has mobile homes on it.

In response to Mr. Lipari's inquiry, Ms. Larry stated that the property is family land.

Mrs. Saucier made a motion to approve the request for Rezoning of Property by Tatiana Larry from Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 4015 Chitimacha Trail, Charenton, LA- Sec. 34 T13S R9E; Parcel Id# 2145001017.00- Lot por No. 1 Joseph Armelin Et Al part per plat CC 21066 being por BD Teche - Fields - Road - Grevenberg situated in Sec 34 T13S R9E acq 6F 69109. Mr. Lipari seconded the motion which carried with the following 4-0-0-1 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Deborah Tabor

Mr. Druilhet read the request for Specific Use Request for Ray Cranche to install a Pond in an Agricultural (AG) Zoned District located at 201 Moresi Rd., Jeanerette, LA; Sec.74 T13S R8E;

Parcel Id# 1755004020.00- 63.75 ac Tract BD Pub. Rd.-SPRR-PA Boykin-E Prevost acq. 326 323502.

In the absence of Mr. Cranche, Mrs. Luke stated that Mr. Cranche purchased the property and intends to build it up which is why he is requesting a Specific Use for a pond. Mr. Cranche plans to excavate the pond in the middle of his property which will also be where he intends to build his house and shop. The property closer to Hwy. 182 is currently located in an Agricultural (AG) Zoned District that is being farmed. Mr. Cranche will continue to allow that section to remain farmland. Mr. Cranche intends to fence in a section of property that is closer to Hwy. 90 for cattle. Mrs. Luke explained that all of the previously discussed uses are allowed in an Agricultural (AG) Zoned District. However, the ordinance does require a pond to be a Specific Use.

Mr. Lipari questioned whether Mr. Cranche needed to be present in order for the board to vote.

Mrs. Luke stated that it was the Boards decision whether or not to vote on the item.

In response to Mrs. Saucier's inquiry, Mrs. Luke stated that there was no opposition.

Mrs. Luke stated that there was no opposition.

Mr. Druilhet questioned whether the pond would be used for fishing.

Mrs. Luke stated that Mr. Cranche was unsure whether he would stock the pond. Mr. Cranche intends to use the pond as a source of water for the cattle. Mrs. Luke explained that the house and the pond will not be located by any neighbors since his intentions are to place them on the center of the property.

Mr. Lipari made a motion to approve the request for Specific Use Request for Ray Cranche to install a Pond in an Agricultural (AG) Zoned District located at 201 Moresi Rd., Jeanerette, LA; Sec.74 T13S R8E; Parcel Id# 1755004020.00- 63.75 ac Tract BD Pub. Rd.-SPRR-PA Boykin-E Prevost acq. 326 323502. Mr. Montgomery seconded the motion which carried with the following 4-0-0-1 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Deborah Tabor

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

S/G Barry Druilhet

Vice-Chairman Barry Druilhet

St. Mary Parish Planning and Zoning Commission