

Planning & Zoning Commission  
Regular Meeting  
October 16, 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, Joshua Montgomery and Jeremy Chesteen. Absent was William Gil.

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

Mr. Lipari moved that the reading of the minutes of the Regular Meeting, September 18, 2017 be dispensed with and that the same be approved. Mr. Wiley seconded the motion, which carried.

Mr. Druilhet read the request for Final 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.

Matthew Fore, Miller Engineers and Associates, appeared before the Board to discuss the request for Final 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;

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-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 since preliminary approval the monuments have been placed on the corners.

Mr. Fore explained a change on the plat; the lift station site is no longer shown as a separate lot. Research has shown that the assessors had the lot as a separate parcel. However, at the time of purchase that portion of property was a right of way to the lift station. Therefore, if the lift station were to be abandoned in the future the property would then be owned by the original landowner.

In response to Mr. Druilhet's inquiry, Mr. Fore stated that the Preliminary Subdivision/Development was approved and that the Final Subdivision/Development is now complete awaiting approval.

Mr. Wiley made a motion to approve the request for Final 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;

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

Nays: None

Abstained: None

Absent: None

Mr. Druilhet read the request for Preliminary and Final Subdivision/Development Approval for a Subdivision of Property for Paul Gil in a Single Family Residential (SR) Zoned District located at 540 Verdunville Rd., Franklin, LA-Sec. 79 T15S R10E;

-Parcel Id# 2534581023.00- Lot East 309.8 ft. no. 1 Buckeye Subd. acq. 348 326874.

Mr. Matthew Fore, Miller Engineering and Associates, representing Mr. Gil appeared before the Board to discuss the request for Preliminary and Final Subdivision/Development Approval for a Subdivision of Property for Paul Gil in a Single Family Residential (SR) Zoned District located at 540 Verdunville Rd., Franklin, LA-Sec. 79 T15S R10E;

-Parcel Id# 2534581023.00- Lot East 309.8 ft. no. 1 Buckeye Subd. acq. 348 326874.

Mr. Fore stated that Mr. Gil owns Lot one (1) of Buckeye Subdivision and intends to subdivide the property into 1A, 1B and 1C as shown on the plat. Lot 1A does not meet the Parish's requirements for lot size, width and acreage; therefore, a variance has been applied for with the Board of Adjustments and has been placed on the Agenda for November 6, 2017.

In response to Mrs. Saucier inquiry Mr. Fore stated that Lot 1A would be 20 ft. wide. Mr. Fore stated that Lot 1A is intended to be purchased by Mr. Pellerin to increase his yard space. The lot will not be used as a separate developmental lot. Mr. Fore stated that a note would be added to the final plat explaining that the use of Lot 1A would be to increase the size of Mr. Pellerin's property.

Mrs. Saucier stated her concerns about subdividing the property with uncertainty regarding the purchase of the property.

Mr. Fore stated that in the event that Mr. Pellerin does not purchase the property Lot 1A would then be attached to Lot 1B. Mr. Fore explained that Lot 1A would not be used as a separate developmental lot with or without the purchase by Mr. Pellerin.

Mr. Fore stated that a fire hydrant does not currently fall within the linear footage requirements of the parish; therefore, a fire hydrant would be installed.

Mr. Barry questioned Mr. Gil's request for Preliminary and Final Subdivision Approval rather than Preliminary Approval.

Mr. Fore stated that Mr. Gil requested Preliminary and Final Approval with stipulations to shorten the timeframe in which the property could be sold.

Mrs. Saucier made a motion for Preliminary Subdivision/Development approval for Paul Gil in a Single Family Residential (SR) Zoned District located at 540 Verdunville Rd., Franklin, LA-Sec. 79 T15S R10E;

-Parcel Id# 2534581023.00- Lot East 309.8 ft. no. 1 Buckeye Subd. acq. 348 326874 baring that Lot 1A would either be added to Lot 1B or sold to Mr. Pellerin. Mr. Lipari seconded the motion which carried with the following 5-0-0-0 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: None

Mr. Druilhet read the request for Rezoning of Property by Heith and Sarah Verret from Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 8053 Hwy. 87, Jeanerette, LA- Sec. 33 T13S R9E;

-Parcel Id #1995004024.00-Lot 5B North Bayou Subd. being Tract "BCDEFGRB" per plat 286 317788 acq. 302 320392 and

-Parcel #1995004089.00-Lot 5A North Bayou Subd. being Tract "ABRGHIJKLMNOPQA" per plat 286 317788 acq. 286 317788.

Mr. and Mrs. Verret appeared before the Board to discuss the request for Rezoning of Property by Heith and Sarah Verret from Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 8053 Hwy. 87, Jeanerette, LA- Sec. 33 T13S R9E;

-Parcel Id #1995004024.00-Lot 5B North Bayou Subd. being Tract "BCDEFGRB" per plat 286 317788 acq. 302 320392 and

-Parcel #1995004089.00-Lot 5A North Bayou Subd. being Tract "ABRGHIJKLMNOPQA" per plat 286 317788 acq. 286 317788.

Mr. and Mrs. Verret explained that their intentions are to place a manufactured home on their property to reside in.

Mrs. Saucier questioned whether the property was for sale.

Mr. Verret explained that the property was on the market at one time; however, the property is no longer for sale.

Mr. Lipari questioned whether there were any manufactured homes in the area.

Mrs. Verret stated that there is a manufactured home down the road.

Mr. Verret stated that the only neighbors that are nearby are season workers that reside in a farmhouse.

Mrs. Saucier explained that deed restrictions are a civil matter and that the Board cannot overturn those restrictions. Therefore, if the deed states that manufactured homes are not allowed on the property the Board cannot grant a rezone.

Mr. Lipari questioned whether the deed restrictions allowed for manufactured homes to be placed on the property.

Mr. Verret stated that the deed restrictions note that any residential structure has to be a minimum of 2500 sq. ft.

Mr. Chesteen made a motion to table the request for Rezoning of Property by Heith and Sarah Verret from Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 8053 Hwy. 87, Jeanerette, LA- Sec. 33 T13S R9E;

-Parcel Id #1995004024.00-Lot 5B North Bayou Subd. being Tract "BCDEFGRB" per plat 286 317788 acq. 302 320392 and

-Parcel #1995004089.00-Lot 5A North Bayou Subd. being Tract "ABRGHIJKLMNOPQA" per plat 286 317788 acq. 286 317788. Mr. Montgomery seconded the motion which carried with the following 5-0-0-0 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: None

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

S/G Barry Druilhet

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Vice-Chairman Barry Druilhet

St. Mary Parish Planning and Zoning Commission