

Planning & Zoning Commission
Regular Meeting
December 18, 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: Danny Lipari, Kimberly Saucier, Joshua Montgomery, and Jeremy Chesteen. Absent were William Gil and Jimmy Wiley. Also in attendance was Rev. Craig Mathews, District 1 Councilman.

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

Mrs. Saucier moved that the reading of the minutes of the Regular Meeting, November 20, 2017 be dispensed with and that the same be approved. Mr. Montgomery seconded the motion, which carried.

Mr. Druilhet read the request for Preliminary and Final Subdivision/Development Approval for a Subdivision of Property for Luke Heirs represented by Matthew Fore, Miller Engineers & Associates, in an Agricultural (AG) Zoned District located at 643 Prairie Rd., Verdunville, LA-Sec. 5 T15S R10E;

-Parcel Id# 2534501040.00- Lot Tract "ABCDEFA" per plat 330 324091 acq. 334 324629.

Matthew Fore, Miller Engineer and Associates, representing Luke Heirs appeared before the Board to discuss the request for Preliminary and Final Subdivision/Development Approval for a Subdivision of Property for Luke Heirs represented by Matthew Fore, Miller Engineers & Associates, in an Agricultural (AG) Zoned District located at 643 Prairie Rd., Verdunville, LA-Sec. 5 T15S R10E;

-Parcel Id# 2534501040.00- Lot Tract "ABCDEFA" per plat 330 324091 acq. 334 324629.

Mr. Fore stated that the intentions for the subdivision are to divide the property into two (2) tracts of land. One would belong to Mrs. Phyllis Ann Luke and the other tract would belong to Mr. Keith James Luke. Both tracts are located behind property that Mrs. and Mr. Luke currently own. The divided tracts would be used as additional yard space, not to be used as a separate developmental lot.

In response to Mr. Lipari's inquiry, Mr. Fore stated that due to the land being zoned as an Agricultural (AG) Zoned District a Variance had to go before the Board of Adjustments which was approved.

Mr. Lipari made a motion for Preliminary and Final Subdivision/Development Approval for a Subdivision of Property for Luke Heirs represented by Matthew Fore, Miller Engineers & Associates, in an Agricultural (AG) Zoned District located at 643 Prairie Rd., Verdunville, LA-Sec. 5 T15S R10E;

-Parcel Id# 2534501040.00- Lot Tract "ABCDEFA" per plat 330 324091 acq. 334 324629. Mr. Chesteen seconded the motion which carried with the following 4-0-0-1 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Jimmy Wiley

Mr. Druilhet read the request for Rezoning of Property by Gregory Gabriel from Existing Neighborhood (EN2) Zoned District to General Commercial (GC) Zoned District located at 120 Gabriel Rd., Sorrell, LA-Sec. 68 T13S R8E;

-Parcel Id# 1905041170.00- LOT TRACT "ABCD A" PER PLAT 420 266657 ACQ 328 323770.

Mr. Gregory Gabriel appeared before the Board to discuss the request for Rezoning of Property by Gregory Gabriel from Existing Neighborhood (EN2) Zoned District to General Commercial (GC) Zoned District located at 120 Gabriel Rd., Sorrell, LA-Sec. 68 T13S R8E;

-Parcel Id# 1905041170.00- LOT TRACT "ABCD A" PER PLAT 420 266657 ACQ 328 323770.

In response to Mrs. Saucier's inquiry, Mr. Gabriel explained that rezoning the property would allow him to operate an auto mechanic shop.

Mr. Gabriel stated that the area is mixed with Residential and Commercial Zoned Districts.

In response to Mr. Lipari's inquiry, Mr. Gabriel stated that he did not receive any opposition towards the Rezone; however, a few of the neighbors did have questions as to why Mr. Gabriel was requesting a Rezone.

In response to Mr. Lipari's inquiry, Mr. Gabriel stated that there is a store and a hotel across the street, and that his business hours would be from 8:00 a.m. to 5:00 p.m.

Rev. Craig Mathews, District 1 Councilman, appeared before the Board to discuss the request for Rezoning of Property by Gregory Gabriel from Existing Neighborhood (EN2) Zoned District to General Commercial (GC) Zoned District located at 120 Gabriel Rd., Sorrell, LA-Sec. 68 T13S R8E;

-Parcel Id# 1905041170.00- LOT TRACT "ABCD A" PER PLAT 420 266657 ACQ 328 323770.

Rev. Matthews stated that there are several businesses in the vicinity. Bosco's Lounge, Smith's Food Stand, and St. Mary Co-Op (which is the largest business in the area) are all currently operating.

In response to Mrs. Saucier's inquiry, Mrs. Luke stated that there were no oppositions reported, only inquiries about the Rezone.

Rev. Matthews stated that he received a phone call from a nearby resident that had questions about the Rezone, but no opposition.

Mrs. Luke reiterated that Mr. Gabriel would be allowed to work on the vehicles and then move them off of the property. The Rezone, if approved, would not allow for a junkyard or the storage of vehicles.

Mrs. Saucier stated that General Commercial (GC) Zoned District has more restrictions than other Commercial Zoned Districts.

In response to Mr. Lipari's inquiry, Mr. Gabriel stated that there would be approximately three (3) employees needed for the business.

In response to Rev. Mathew's inquiry, Mr. Gabriel stated that they would work on both automotive and diesel equipment.

Mr. Lipari made a motion for Rezoning of Property by Gregory Gabriel from Existing Neighborhood (EN2) Zoned District to General Commercial (GC) Zoned District located at 120 Gabriel Rd., Sorrell, LA-Sec. 68 T13S R8E;

-Parcel Id# 1905041170.00- LOT TRACT "ABCD" PER PLAT 420 266657 ACQ 328 323770. Mr. Montgomery seconded the motion which carried with the following 4-0-0-1 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Jimmy Wiley

Mr. Druilhet read the request for Preliminary and Final Subdivision/Development Approval for a Subdivision of Property for Lorraine Gabriel in an Existing Neighborhood (EN2) Zoned District located at:

145 Gabriel Rd., Sorrell, LA-Sec. 68 T13S R8E;

-Parcel Id# 1905041098.00-Lot BD O Gabriel-L Desonier - O Gabriel - Sorrel R/W (now Gabriel Rd) acq 230 310166 improvements and

-Parcel Id# 1905041097.00-Lot BD O Gabriel - Desonier - M L& T RR - Sorrel R/W acq 230 310166.

161 Gabriel Rd., Sorrell, LA-Sec. 68 T13S R8E;

-Parcel Id# 1905041091.00-Lot 5 Sorrel Subd Blk 5 acq 67 286993.

310 Sorrell Rd. Sorrell, LA- Sec. 68 T13S R8E;

-Parcel Id# 1905041090.00-Lot 4 Milling addn Blk 5 acq PP 34691 improvements.

300 Sorrell Rd. Sorrell, LA- Sec. 68 T13S R8E;

-Parcel Id# 1905041089.00-Lot 19 Milling addn Blk 5 acq 114 293988 &

-Parcel Id# 1905041088.00-Lot West 1/2 No 3 Milling addn Blk 5 acq 114 29398.

Mrs. Luke explained that the house fronts Gabriel Road; however, the house is situated on a tract of land that a hotel and store used to occupy. According to the plat, the land has been carved out of that tract along with several lots behind the lot that the house is located on.

Mr. Benjamin Torian, representing Mrs. Lorraine Gabriel, appeared before the Board to discuss the request for Preliminary and Final Subdivision/Development Approval for a Subdivision of Property for Lorraine Gabriel in an Existing Neighborhood (EN2) Zoned District located at:

145 Gabriel Rd., Sorrell, LA-Sec. 68 T13S R8E;

-Parcel Id# 1905041098.00-Lot BD O Gabriel-L Desonier - O Gabriel - Sorrel R/W (now Gabriel Rd) acq 230 310166 improvements and

-Parcel Id# 1905041097.00-Lot BD O Gabriel - Desonier - M L& T RR - Sorrel R/W acq 230 310166.

161 Gabriel Rd., Sorrell, LA-Sec. 68 T13S R8E;

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300 Sorrell Rd. Sorrell, LA- Sec. 68 T13S R8E;

-Parcel Id# 1905041089.00-Lot 19 Milling addn Blk 5 acq 114 293988 &

-Parcel Id# 1905041088.00-Lot West 1/2 No 3 Milling addn Blk 5 acq 114 29398.

Mr. Torian stated that a mortgage company took control over the land and that is when they discovered that there was a fence behind the house that encroached four (4) lots that was owned by St. Moses Baptist Church, Clarence Matthews, Madison Land Company, and Clifford Webb; therefore, the land was surveyed and Wells Fargo acquired the portions of the properties with the encroachments.

Mr. Druilhet questioned whether the property was purchased by Wells Fargo or was it picked up on Sherriff Auction.

Mr. Torian stated that the original owner passed away and the property went into foreclosure. When the foreclosure began it was discovered that the house and what was described in the mortgage was incorrect with multiple description errors. Mr. Mike Breaux surveyed the land which led to correcting the amount of property. In order to not move the fence quick claim deeds were done with the above mentioned landowners and the bank. Mr. Torian explained that the properties were purchased without an approved plat which is why they are asking for Subdivision Approval.

In response to Mr. Druilhet's inquiry, Mr. Torain stated that Wells Fargo's intentions are to market the property as an R.E.O. property which is a bank owned property and to sell the property. Mr. Torain explained in order to make the property marketable the plat needs to be approved and recorded with the Parish.

Mr. Lipari made a motion for Preliminary and Final Subdivision/Development Approval for a Subdivision of Property for Lorraine Gabriel in an Existing Neighborhood (EN2) Zoned District located at:

145 Gabriel Rd., Sorrell, LA-Sec. 68 T13S R8E;

-Parcel Id# 1905041098.00-Lot BD O Gabriel-L Desonier - O Gabriel - Sorrel R/W (now Gabriel Rd) acq 230 310166 improvements and

-Parcel Id# 1905041097.00-Lot BD O Gabriel - Desonier - M L& T RR - Sorrel R/W acq 230 310166.

161 Gabriel Rd., Sorrell, LA-Sec. 68 T13S R8E;

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-Parcel Id# 1905041090.00-Lot 4 Milling addn Blk 5 acq PP 34691 improvements.

300 Sorrell Rd. Sorrell, LA- Sec. 68 T13S R8E;

-Parcel Id# 1905041089.00-Lot 19 Milling addn Blk 5 acq 114 293988 &

-Parcel Id# 1905041088.00-Lot West 1/2 No 3 Milling addn Blk 5 acq 114 29398.

Mr. Chesteen seconded the motion which carried with the following 4-0-0-1 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Jimmy Wiley

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

S/G Barry Druilhet

Vice Chairman Barry Druilhet

St. Mary Parish Planning and Zoning Commission