

Planning & Zoning Commission
Regular Meeting
April 15, 2019
6:00 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

The Planning & Zoning Commission met on this date with Chairman Barry Druilhet presiding, and the following members present: Kimberly Saucier, Danny Lipari, Jeremy Chesteen and Glynn Pellerin. Absent was Joshua Montgomery and Jimmy Wiley

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

Mrs. Saucier moved that the reading of the minutes of the Regular Meeting, March 18, 2019 be dispensed with and that the same be approved. Mr. Chesteen seconded the motion, which carried.

Mr. Druilhet read the request for Rezoning of property by Vernon Higgins from Existing Neighborhood (EN1) Zoned District to Neighborhood Commercial (NC) Zoned District located at 7030 Hwy. 87, Charenton, LA-Sec. 27 T13S R9E;-Parcel Id# 2175041036.00 - Lot REM BD Frederick (now Higgins) - A Boudreaux - Hwy. 87 - Grey Eagle Rd. No. 1 Acq. 12I 137356.

Mr. Vernon Higgins appeared before the board to discuss the request for Rezoning of property by Vernon Higgins from Existing Neighborhood (EN1) Zoned District to Neighborhood Commercial (NC) Zoned District located at 7030 Hwy. 87, Charenton, LA-Sec. 27 T13S R9E;-Parcel Id# 2175041036.00 - Lot REM BD Frederick (now Higgins) - A Boudreaux - Hwy. 87 - Grey Eagle Rd. No. 1 Acq. 12I 137356.

Mr. Higgins stated that his intentions are to open a bait shop.

In reference to Mr. Druilhet's inquiry, Mr. Higgins stated that he plans to open the bait shop within the next 6 months.

In reference to Mrs. Saucier's inquiry, Mr. Higgins stated that the existing building would be used as bait shop.

In reference to Mr. Lipari's inquiry, Mr. Higgins stated that there are no other businesses in the area.

Director of Planning and Zoning, Mrs. Tammy Luke stated that she did not receive any opposition from neighbors.

Mr. Cheesten made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Frankie Williams in an Existing Neighborhood (EN2) Zoned District located at 570 Martin Luther King Rd., Charenton, LA-Sec. 14 T13S R9E; -Parcel Id# 2175001093.00- Lot 5 Betty M Blake Prop Plat 26W 204494 Acq 379 331714 Mr. Lipari seconded the motion which carried with the following 3-0-0-3 Roll Call Vote:

Yeas: Kimberly Saucier, Danny Lipari, and Jeremy Chesteen

Nays: None

Abstained: None

Absent: Joshua Montgomery, Jimmy Wiley and Glynn Pellerin

Mr. Druilhet read the request for Rezoning of property by Corey Mata from Existing Neighborhood (EN1) Zoned District to Agricultural (AG) Zoned District located at 2114 Chitimacha Trl, Charenton, LA -Sec. 1 T13S R9E; Parcel Id# 2174981013.00 - Lot Por No 4 Bercegeay Part Per Plat 8V 90377 Acq 369 330018 (183) Parcel Id# 2174981014.00 - Lot Bercegeay Part Per Plat 8V 90377 BD Lot 4 – Bayou Teche - Lot 2 - Hwy 326 Acq 369 330018 (183). Parcel Id#2174961077.00-Lot Por NO 2 Bercegeay Part Per Plat 8V 90377 ACQ 369 330018 (183). Parcel Id# 2174981021.00 - Lot TRACT 1 Per Plat 352 327552 Being Por Nos 4 & 5 Bercegeay Part Per Plat Plat 8V 90377 ACQ 369 330018 (183). Parcel Id# 2174981012.00 - Lot Por No 5 Bercegeay Part Per Plat Plat 8V 90377 ACQ 369 330018 (183).

Mr. Cory Mata appeared before the board to discuss the request for Rezoning of property by Corey Mata from Existing Neighborhood (EN1) Zoned District to Agricultural (AG) Zoned District located at 2114 Chitimacha Trl, Charenton, LA -Sec. 1 T13S R9E; Parcel Id# 2174981013.00 - Lot Por No 4 Bercegeay Part Per Plat 8V 90377 Acq 369 330018 (183) Parcel Id# 2174981014.00 - Lot Bercegeay Part Per Plat 8V 90377 BD Lot 4 – Bayou Teche - Lot 2 - Hwy 326 Acq 369 330018 (183). Parcel Id#2174961077.00-Lot Por NO 2 Bercegeay Part Per Plat 8V 90377 ACQ 369 330018 (183). Parcel Id# 2174981021.00 - Lot TRACT 1 Per Plat 352 327552 Being Por Nos 4 & 5 Bercegeay Part Per Plat Plat 8V 90377 ACQ 369 330018 (183). Parcel Id# 2174981012.00 - Lot Por No 5 Bercegeay Part Per Plat Plat 8V 90377 ACQ 369 330018 (183).

Mr. Mata stated the purpose of his rezone is to be able to raise chickens for his family.

In reference to Mrs. Saucier's inquiry, Mr. Mata stated he lives on an approximately six (6) acres of land.

In reference to Mr. Lipari's inquiry, Mr. Mata stated that he has not received any complaints from his neighbors.

Mrs. Tammy Luke stated that other than the initial complaint, there have not been any other complaints regarding the chickens or the rezone.

In reference to Mr. Lipari's inquiry, Mr. Mata stated that other people in the vicinity have livestock, but they are grandfathered in.

In reference to Mr. Pellerins inquiry, Mr. Mata stated that he does not have any deed restrictions against livestock.

Mrs. Saucier made a motion to deny the request for Rezoning of property by Corey Mata from Existing Neighborhood (EN1) Zoned District to Agricultural (AG) Zoned District located at 2114 Chitimacha Trl, Charenton, LA -Sec. 1 T13S R9E; Parcel Id# 2174981013.00 - Lot Por No 4 Bercegeay Part Per Plat 8V 90377 Acq 369 330018 (183) Parcel Id# 2174981014.00 - Lot Bercegeay Part Per Plat 8V 90377 BD Lot 4 – Bayou Teche - Lot 2 - Hwy 326 Acq 369 330018 (183). Parcel Id#2174961077.00-Lot Por NO 2 Bercegeay Part Per Plat 8V 90377 ACQ 369 330018 (183). Parcel Id# 2174981021.00 - Lot TRACT 1 Per Plat 352 327552 Being Por Nos 4

& 5 Bercegeay Part Per Plat Plat 8V 90377 ACQ 369 330018 (183). Parcel Id# 2174981012.00 - Lot Por No 5 Bercegeay Part Per Plat Plat 8V 90377 ACQ 369 330018 (183).

Mr. Lipari seconded the motion which carried with the following 1-3-0-2 Roll Call Vote:

Yeas: Glynn Pellerin

Nays: Kimberly Saucier, Danny Lipari, and Jeremy Chesteen

Abstained: None

Absent: Joshua Montgomery and Jimmy Wiley

Mr. Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Charles Battaglia in an Agricultural (AG) Zoned District located at 2411 Irish Bend Rd., Franklin, LA-Sec. 31 T14S R10E;-Parcel Id# 2354764047.00- 73.60 Ac por certain tract labeled Elles M Chauvin per Plat JJ 24776 Acq. 276 316428.

Mr. Troy and Mrs. Claire Bourgeois appeared before the board to discuss the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Charles Battaglia in an Agricultural (AG) Zoned District located at 2411 Irish Bend Rd., Franklin, LA-Sec. 31 T14S R10E;-Parcel Id# 2354764047.00- 73.60 Ac por certain tract labeled Elles M Chauvin per Plat JJ 24776 Acq. 276 316428.

Mr. Bourgeois stated that he is purchasing the land with the shed that is located behind his property.

Mrs. Luke stated that Mr. Bourgeois will be extending his yard and has applied for a lot depth, width and area variance.

Mrs. Bourgeois stated that before the purchased of the property in 2012, the Battaglia's had a subdivision of property which included the shed.

Mr. Lipari made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Frankie Williams in an Existing Neighborhood (EN2) Zoned District located at 570 Martin Luther King Rd., Charenton, LA-Sec. 14 T13S R9E; -Parcel Id# 2175001093.00- Lot 5 Betty M Blake Prop Plat 26W 204494 Acq 379 331714 pending the approval of the Parish attorney. Pending approval from the Board of Adjustments. Mr. Chesteen seconded the motion which carried with the following 3-0-1-2 Roll Call Vote:

Yeas: Danny Lipari, Jeremy Chesteen and Glynn Pellerin

Nays: None

Abstained: Kimberly Saucier

Absent: Joshua Montgomery and Jimmy Wiley

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

S/G Barry Druilhet

Chairman Barry Druilhet

St. Mary Parish Planning and Zoning Commission