

Planning & Zoning Commission
Regular Meeting
April 19, 2021
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, Joshua Montgomery and Glynn Pellerin. Absent were Jimmy Wiley and Jeremy Chesteen.

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

Mr. Lipari moved that the reading of the minutes of the Regular Meeting, February 22, 2021 be dispensed with and that the same be approved. Mr. Montgomery seconded the motion, which carried.

Mr. Druilhet read the request for a Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Ricky Breaux, Marsha Breaux, Patti Breaux, and Vicki Boudreaux, represented by Jeremy Soirez, in an Agricultural (AG) and Single Family Residential (SR) Zoned District located at 2351 Irish Bend Rd, Franklin, LA; Sec. 31 T14S R10E; -Parcel Id# 2414781018.00 - 1.02 ac Tract 3B Breaux part per Plat 23Y 190075 Acq. 25W 200039 & -Parcel Id# 2354764044.00 - 9.75 ac Tract 3A Breaux part per Plat 23Y 190075 Acq. 25W 200039.

Jeremy Soirez appeared before the board to discuss the request for a Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Ricky Breaux, Marsha Breaux, Patti Breaux, and Vicki Boudreaux, represented by Jeremy Soirez, in an Agricultural (AG) and Single Family Residential (SR) Zoned District located at 2351 Irish Bend Rd, Franklin, LA; Sec. 31 T14S R10E; -Parcel Id# 2414781018.00 - 1.02 ac Tract 3B Breaux part per Plat 23Y 190075 Acq. 25W 200039 & -Parcel Id# 2354764044.00 - 9.75 ac Tract 3A Breaux part per Plat 23Y 190075 Acq. 25W 200039.

Mr. Soirez explained that the reason for the subdivision is to divide the property amongst siblings.

Mrs. Tammy Luke, Director of Planning and Zoning, stated that public access will run through the two lots that front Irish Bend Rd.

Mr. Lipari made a motion to approve the request for a Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Ricky Breaux, Marsha Breaux, Patti Breaux, and Vicki Boudreaux, represented by Jeremy Soirez, in an Agricultural (AG) and Single Family Residential (SR) Zoned District located at 2351 Irish Bend Rd, Franklin, LA; Sec. 31 T14S R10E; -Parcel Id# 2414781018.00 - 1.02 ac Tract 3B Breaux part per Plat 23Y 190075 Acq. 25W 200039 & -Parcel Id# 2354764044.00 - 9.75 ac Tract 3A Breaux part per Plat 23Y 190075 Acq. 25W 200039. Mr. Montgomery seconded the motion, which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Kimberly Saucier, Danny Lipari, Joshua Montgomery and Glynn Pellerin

Nays: None

Abstained: None

Absent: Jimmy Wiley and Jeremy Chesteen

Mr. Druilhet read the request for a Rezoning of property by Kelly White from General Commercial (GC) Zoned District to Existing Neighborhood (EN2) Zoned District located at 890 Hwy 318., Four Corners, LA. Sec. 5 T14S R8E; Parcel Id# 1814921040.00 - Lot por No. 8 A V Prevost per Plat 3T 45481 Bd C B Mclean - C B Mclean - C B Mclean Hwy 318 Acq. 35V 240576.

Kelly White appeared before the board to discuss the request for a Rezoning of property by Kelly White from General Commercial (GC) Zoned District to Existing Neighborhood (EN2) Zoned District located at 890 Hwy 318., Four Corners, LA. Sec. 5 T14S R8E; Parcel Id# 1814921040.00 - Lot por No. 8 A V Prevost per Plat 3T 45481 Bd C B Mclean - C B Mclean - C B Mclean Hwy 318 Acq. 35V 240576.

Mrs. White stated that after her father passed away the lot was divided into separate pieces of property.

Mrs. White stated that the property was zoned General Commercial (GC) because of the grocery store that was once on the property.

In reference to Mr. Pellerin's inquiry, Mrs. White stated that she does have public access to the back property which is where she would like to place a manufactured home.

Mr. Lipari made a motion to approve the request for Rezoning of property by Kelly White from General Commercial (GC) Zoned District to Existing Neighborhood (EN2) Zoned District located at 890 Hwy 318., Four Corners, LA. Sec. 5 T14S R8E; Parcel Id# 1814921040.00 - Lot por No. 8 A V Prevost per Plat 3T 45481 Bd C B Mclean - C B Mclean - C B Mclean Hwy 318 Acq. 35V 240576. Mr. Montgomery seconded the motion, which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Kimberly Saucier, Danny Lipari, Joshua Montgomery and Glynn Pellerin

Nays: None

Abstained: None

Absent: Jimmy Wiley and Jeremy Chesteen

Mr. Druilhet read the request for a Rezoning of property by Johnny Chauvin from Single Family Residential (SR) Zoned District to Neighborhood Commercial (NC) Zoned District, to allow for a food truck, located at 1698 Iberia St., Franklin, LA - Sec. 62 T14S R9E; Parcel Id# 2204701197.00 - Lot Tract A-B-C-I-A per Plat 24M 192689 Acq. 291 318502.

Johnny Chauvin appeared before the board to discuss the request for a Rezoning of property by Johnny Chauvin from Single Family Residential (SR) Zoned District to Neighborhood Commercial (NC) Zoned District, to allow for a food truck, located at 1698 Iberia St., Franklin, LA - Sec. 62 T14S R9E; Parcel Id# 2204701197.00 - Lot Tract A-B-C-I-A per Plat 24M 192689 Acq. 291 318502.

Mr. Chauvin explained that the request for the rezone is for a moveable food truck to be placed on the property.

In reference to Mr. Pellerin's inquiry, Mrs. Luke stated that there was no objection from the neighbors.

Mrs. Luke stated that the rezone will not be specific to the food truck.

Mrs. Luke explained that anything that falls under the category of Neighborhood Commercial (NC) may be placed on the property once it is rezoned.

Mr. Lipari made a motion to approve the request for Rezoning of property by Johnny Chauvin from Single Family Residential (SR) Zoned District to Neighborhood Commercial (NC) Zoned District, to allow for a food truck, located at 1698 Iberia St., Franklin, LA - Sec. 62 T14S R9E; Parcel Id# 2204701197.00 - Lot Tract A-B-C-I-A per Plat 24M 192689 Acq. 291 318502. Mr. Montgomery seconded the motion, which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Kimberly Saucier, Danny Lipari, Joshua Montgomery and Glynn Pellerin

Nays: None

Abstained: None

Absent: Jimmy Wiley and Jeremy Chesteen

Mr. Druilhet read the request for a Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for David Drinkwater in an Agricultural (AG) Zoned District located at 10789 Hwy. 182 W. Franklin, LA; Sec. 13 T15S R10E; -Parcel Id# 2234524040.00 - 3.68 Ac por Tract "QRXUVGTPQ" per Plat 44L 274870 334 324672 Acq. 44L 274869.

Dale Simoneaux Sr. appeared before the board to discuss the request for a Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for David Drinkwater in an Agricultural (AG) Zoned District located at 10789 Hwy. 182 W. Franklin, LA; Sec. 13 T15S R10E; -Parcel Id# 2234524040.00 - 3.68 Ac por Tract "QRXUVGTPQ" per Plat 44L 274870 334 324672 Acq. 44L 274869.

Mrs. Luke explained that Mr. Simoneaux will be purchasing a piece of the rear property from Mr. Drinkwater.

Mrs. Luke explained that Mr. Simoneaux owns property and a manufactured home behind Mr. Drinkwater's property and that Mr. Simoneaux is buying a section to expand his yard.

In reference to Mr. Pellerin' inquiry, Mr. Simoneaux stated that there is public access to his property and that he has lived there for years.

Mrs. Saucier made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for David Drinkwater in an Agricultural (AG) Zoned District located at 10789 Hwy. 182 W. Franklin, LA; Sec. 13 T15S R10E; -Parcel Id# 2234524040.00 - 3.68 Ac por Tract "QRXUVGTPQ" per Plat 44L 274870

334 324672 Acq. 44L 274869. Mr. Pellerin seconded the motion, which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Kimberly Saucier, Danny Lipari, Joshua Montgomery and Glynn Pellerin

Nays: None

Abstained: None

Absent: Jimmy Wiley and Jeremy Chesteen

Mr. Druilhet read the request for a Specific Use for Kinetica Deepwater Express, LLC to construct a communication tower in an Agricultural (AG) Zoned District located at 3160 Zenor Rd., Patterson, LA; Sec.49/48 T15S R11E; -Parcel Id# 2714444067.00-3.00 ac Tract por of 3.471 ac Tract "ABCDA" per Plat 13W 126895 situated Sec. 49 T15S R11E Acq. 268 315297. Acq. 13W 126895. Quit Claim (2013) 10 and OVC. -Parcel Id# 2714444066.00-.47 ac tract por of 3.471 ac Tract "ABCDA" per Plat 13W 126895 situated Sec. 48 T15S R11E Acq. 268 315297. Acq. 13W 126895. Quit Claim (2013) 10 and OVC.

Kurt Cheramie with Kinetica Deepwater Express, LLC, appeared before the board to discuss the request for a Specific Use for Kinetica Deepwater Express, LLC to construct a communication tower in an Agricultural (AG) Zoned District located at 3160 Zenor Rd., Patterson, LA; Sec.49/48 T15S R11E; -Parcel Id# 2714444067.00-3.00 ac Tract por of 3.471 ac Tract "ABCDA" per Plat 13W 126895 situated Sec. 49 T15S R11E Acq. 268 315297. Acq. 13W 126895. Quit Claim (2013) 10 and OVC. -Parcel Id# 2714444066.00-.47 ac tract por of 3.471 ac Tract "ABCDA" per Plat 13W 126895 situated Sec. 48 T15S R11E Acq. 268 315297. Acq. 13W 126895. Quit Claim (2013) 10 and OVC.

Mr. Cheramie explained that the tower would be placed there to be able to communicate to all four locations where company personnel are located.

In reference to Mrs. Luke's inquiry, Mr. Cheramie stated that they would not allow other companies to co-locate on the tower.

In reference to Mr. Lipari's inquiry, Mr. Cheramie explained that they had to ask for approval from the FFA before placing the tower.

Mr. Cheramie stated that the tower was approved for 91ft. total by the FFA.

Mr. Lipari made a motion to approve the request for Specific Use for Kinetica Deepwater Express, LLC to construct a communication tower in an Agricultural (AG) Zoned District located at 3160 Zenor Rd., Patterson, LA; Sec.49/48 T15S R11E; -Parcel Id# 2714444067.00-3.00 ac Tract por of 3.471 ac Tract "ABCDA" per Plat 13W 126895 situated Sec. 49 T15S R11E Acq. 268 315297. Acq. 13W 126895. Quit Claim (2013) 10 and OVC. -Parcel Id# 2714444066.00-.47 ac tract por of 3.471 ac Tract "ABCDA" per Plat 13W 126895 situated Sec. 48 T15S R11E Acq. 268 315297. Acq. 13W 126895. Quit Claim (2013) 10 and OVC. Mr. Montgomery seconded the motion, which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Kimberly Saucier, Danny Lipari, Joshua Montgomery and Glynn Pellerin

Nays: None

Abstained: None

Absent: Jimmy Wiley and Jeremy Chesteen

Mr. Druilhet read the request for a Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Sandra Freeman in an Agricultural (AG) Zoned District located at 266 Pepper Rd., Jeanerette, LA; Sec. 67/40 T13S R8E; -Parcel Id# 1725041004.00-18.52 ac tract por No. 1 being pot Tract "ABCDEFGHJIWXA" per Plat 30T 220701 situated Sec. 67 T13S R8E Acq. 42V 267894 & -Parcel Id# 1725041006.00-.15 ac tract por No.1 being por Tract "ABCDEFGHJIWXA" per Plat 30T 220701 situated Sec. 40 T13S R8E Acq. 42V 267894.

Mr. Matthew Fore with Miller Engineer's appeared before the board to discuss the request for a Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Sandra Freeman in an Agricultural (AG) Zoned District located at 266 Pepper Rd., Jeanerette, LA; Sec. 67/40 T13S R8E; -Parcel Id# 1725041004.00-18.52 ac tract por No. 1 being pot Tract "ABCDEFGHJIWXA" per Plat 30T 220701 situated Sec. 67 T13S R8E Acq. 42V 267894 & -Parcel Id# 1725041006.00-.15 ac tract por No.1 being por Tract "ABCDEFGHJIWXA" per Plat 30T 220701 situated Sec. 40 T13S R8E Acq. 42V 267894.

Mr. Fore explained that Mrs. Freeman sold Tract "ABCDEA" without going through Planning and Zoning and would now like to get everything corrected and approved.

Mrs. Saucier made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Sandra Freeman in an Agricultural (AG) Zoned District located at 266 Pepper Rd., Jeanerette, LA; Sec. 67/40 T13S R8E; -Parcel Id# 1725041004.00-18.52 ac tract por No. 1 being pot Tract "ABCDEFGHJIWXA" per Plat 30T 220701 situated Sec. 67 T13S R8E Acq. 42V 267894 & -Parcel Id# 1725041006.00-.15 ac tract por No.1 being por Tract "ABCDEFGHJIWXA" per Plat 30T 220701 situated Sec. 40 T13S R8E Acq. 42V 267894.

Mr. Montgomery seconded the motion, which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Kimberly Saucier, Danny Lipari, Joshua Montgomery and Glynn Pellerin

Nays: None

Abstained: None

Absent: Jimmy Wiley and Jeremy Chesteen

Mr. Druilhet read the request for a Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for John Greene Jr in an Existing Neighborhood (EN2) Zoned District located at 283 Eves St. Jeanerette, LA; Sec. 68 T13S R8E; -Parcel Id# 1845041005.00-Lot 29 Sorrel Acres Subd. Acq. 410 336316.

John Green Jr. appeared before the board to discuss the request for a Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for John Greene Jr in an Existing Neighborhood (EN2) Zoned District located at 283 Eves St. Jeanerette, LA; Sec. 68 T13S R8E; -Parcel Id# 1845041005.00-Lot 29 Sorrel Acres Subd. Acq. 410 336316.

Mr. Green explained that the property was purchased so that he could divide it between his two children.

Mr. Green stated that the septic and electric hook ups are already there from previous mobile homes on the property.

Mr. Montgomery made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Sandra Freeman in an Agricultural (AG) Zoned District located at 266 Pepper Rd., Jeanerette, LA; Sec. 67/40 T13S R8E; -Parcel Id# 1725041004.00-18.52 ac tract por No. 1 being pot Tract "ABCDEFGHJIWXA" per Plat 30T 220701 situated Sec. 67 T13S R8E Acq. 42V 267894 & -Parcel Id# 1725041006.00-.15 ac tract por No.1 being por Tract "ABCDEFGHJIWXA" per Plat 30T 220701 situated Sec. 40 T13S R8E Acq. 42V 267894. Mr. Lipari seconded the motion, which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Kimberly Saucier, Danny Lipari, Joshua Montgomery and Glynn Pellerin

Nays: None

Abstained: None

Absent: Jimmy Wiley and Jeremy Chesteen

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

S/G Barry Druilhet

Chairman Barry Druilhet

St. Mary Parish Planning and Zoning Commission