

Planning & Zoning Commission
Regular Meeting
August 16, 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, Jimmy Wiley, Jeremy Chesteen, Joshua Montgomery and Glynn Pellerin.

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

Mr. Chesteen moved that the reading of the minutes of the Regular Meeting, July 19, 2021 be dispensed with and that the same be approved. Mr. Montgomery seconded the motion, which carried.

Mr. Druilhet read the Specific Use Request for Tillman Infrastructure LLC, represented by Jon Mitchel with Towersource LLC, to construct a communications tower in an Agricultural (AG) Zoned District located at 5490 Hwy. 317., Centerville, LA; Sec.10 T16S R9E; Parcel Id# 2114124022.00-31.64 ac por No. 7 Ellerslie and South Bend part per Plat 6F 68988 situated in Sec. 10 T16S R9E lying North of Hwy 317 Acq. 36I 242830.

Mr. Jon Mitchel appeared before the board to discuss the Specific Use Request for Tillman Infrastructure LLC, represented by Jon Mitchel with Towersource LLC, to construct a communications tower in an Agricultural (AG) Zoned District located at 5490 Hwy. 317., Centerville, LA; Sec.10 T16S R9E; Parcel Id# 2114124022.00-31.64 ac por No. 7 Ellerslie and South Bend part per Plat 6F 68988 situated in Sec. 10 T16S R9E lying North of Hwy 317 Acq. 36I 242830.

Mr. Mitchel stated that Tower Source LLC intends to place a 365 ft. 5G and First Net emergency management communication tower on the property.

In reference to Mr. Lipari's inquiry, Mrs. Tammy Luke, Director of Planning and Zoning stated that they will meet all the requirements for placing the tower on the property.

Mr. Chesten made a motion to approve the Specific Use Request for Tillman Infrastructure LLC, represented by Jon Mitchel with Towersource LLC, to construct a communications tower in an Agricultural (AG) Zoned District located at 5490 Hwy. 317., Centerville, LA; Sec.10 T16S R9E; Parcel Id# 2114124022.00-31.64 ac por No. 7 Ellerslie and South Bend part per Plat 6F 68988 situated in Sec. 10 T16S R9E lying North of Hwy 317 Acq. 36I 242830. Mr. Wiley seconded the motion, which carried with the following 6-0-0-0 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: None

Mr. Druilhet read the Specific Use Request for Tillman Infrastructure LLC, represented by Jon Mitchel with Towersource LLC, to construct a communications tower in a Heavy Industrial (HI) Zoned District located at 338 Louisiana Rd., Glencoe, LA; Sec. 6 T14S R7E; Parcel Id# 1394604015.00-Lot 9 Wiltz Segura Subd. Blk D being Tract "ABCDA" per Plat 23T 188995 Acq. 33T 232230

Mr. Jon Mitchel appeared before the board to discuss the Specific Use Request for Tillman Infrastructure LLC, represented by Jon Mitchel with Towersource LLC, to construct a communications tower in a Heavy Industrial (HI) Zoned District located at 338 Louisiana Rd., Glencoe, LA; Sec. 6 T14S R7E; Parcel Id# 1394604015.00-Lot 9 Wiltz Segura Subd. Blk D being Tract "ABCDA" per Plat 23T 188995 Acq. 33T 232230

Mr. Mitchel explained that Towersource LLC intends to place a 255 ft. self-support tower that will have 5G and First Net emergency management.

In reference to Mr. Lipari's inquiry, Mrs. Tammy Luke, Director of Planning and Zoning stated that they will meet all the requirements for placing the tower on the property.

Mr. Wendell Clark representing SBA Structures appeared before the board to discuss the Specific Use Request for Tillman Infrastructure LLC, represented by Jon Mitchel with Towersource LLC, to construct a communications tower in a Heavy Industrial (HI) Zoned District located at 338 Louisiana Rd., Glencoe, LA; Sec. 6 T14S R7E; Parcel Id# 1394604015.00-Lot 9 Wiltz Segura Subd. Blk D being Tract "ABCDA" per Plat 23T 188995 Acq. 33T 232230.

Mr. Clark explained that SBA Structures opposes the specific use.

Mr. Clark stated that there is a cell tower that is .054 miles away from this location that provides the same service and the current tower has the opportunity for 5G and First Net.

Mr. Clark stated that having two towers so close together could be harmful for the community.

In reference to Mr. Druilhet's inquiry, Mr. Mitchel stated that they only provide AT&T and First Net on the tower but it will be equipped for four (4) providers.

In reference to Mr. Lipari's inquiry, Mrs. Luke explained that each company would be able to allow different companies to co-locate on their towers.

Mr. McGee, attorney representing Tillman Infrastructure LLC, appeared before the board to discuss the Specific Use Request for Tillman Infrastructure LLC, represented by Jon Mitchel with Towersource LLC, to construct a communications tower in a Heavy Industrial (HI) Zoned District located at 338 Louisiana Rd., Glencoe, LA; Sec. 6 T14S R7E; Parcel Id# 1394604015.00-Lot 9 Wiltz Segura Subd. Blk D being Tract "ABCDA" per Plat 23T 188995 Acq. 33T 232230.

Mr. McGee stated that there is no legal reason as to why they should deny the Specific Use Request.

Mr. McGee explained there is no evidence showing that having two (2) towers near each other would cause any threat to the surrounding community.

In reference to Mr. Chesteen's inquiry, Mrs. Luke stated that nothing prohibits Tillman Infrastructure LLC from placing the towers on the property.

Mr. Chesten made a motion to approve the Specific Use Request for Tillman Infrastructure LLC, represented by Jon Mitchel with Towersource LLC, to construct a communications tower in a Heavy Industrial (HI) Zoned District located at 338 Louisiana Rd., Glencoe, LA; Sec. 6 T14S R7E; Parcel Id# 1394604015.00-Lot 9 Wiltz Segura Subd. Blk D being Tract "ABCDA" per Plat 23T 188995 Acq. 33T 232230. Mr. Wiley seconded the motion, which carried with the following 6-0-0-0 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: None

Mr. Druilhet read the request for Rezoning of property by Lillian & Harry Rebaradi from Existing Neighborhood (EN2) Zoned District to Neighborhood Commercial (NC) Zoned District, to allow for a snowball stand, located at 900 Lake Palourde Rd., Amelia, LA – Sec. 23 T16S R13E; Parcel Id #3524241135.00 – Lot BD Blanchard-Bayou Boeuf-Cavalier-Shell Road Acq. 223 309170.

Lillian Rebaradi appeared before the board to discuss the request for Rezoning of property by Lillian & Harry Rebaradi from Existing Neighborhood (EN2) Zoned District to Neighborhood Commercial (NC) Zoned District, to allow for a snowball stand, located at 900 Lake Palourde Rd., Amelia, LA – Sec. 23 T16S R13E; Parcel Id #3524241135.00 – Lot BD Blanchard-Bayou Boeuf-Cavalier-Shell Road Acq. 223 309170.

Mrs. Rebaradi stated that they have a snowball stand currently operating on the property.

Mrs. Rebaradi explained that she did not know that her property needed to be zoned Neighborhood Commercial (NC) in order to have a snowball stand.

Mr. Lipari made a motion to approve the Rezoning of property by Lillian & Harry Rebaradi from Existing Neighborhood (EN2) Zoned District to Neighborhood Commercial (NC) Zoned District, to allow for a snowball stand, located at 900 Lake Palourde Rd., Amelia, LA – Sec. 23 T16S R13E; Parcel Id #3524241135.00 – Lot BD Blanchard-Bayou Boeuf-Cavalier-Shell Road Acq. 223 309170. Mr. Wiley seconded the motion, which carried with the following 6-0-0-0 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: None

Mr. Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Sorrell Land Company, represented by Matthew Fore, in a Single Family Residential (SR) Zoned District located at 9101 & 9103 Hwy 87, Jeanerette, LA; Sec. 38/40 T13S R9E; -Parcel #1995004081.00-6.50 AC Por Lot 44 1/2 Adeline Pltn. per Plat 3C 39520 situated in Sec. 38 T13S R9E Acq 406 335730,-Parcel #1995004021.00-8.94 AC Por Lot 44 1/2 Adeline Pltn. per Plat 3C 39520 situated in Sec. 38 T13S R9E Acq 406 335730,-Parcel #1995004022.00-5.04 Por Lot 44 1/2 Adeline Pltn. per Plat 3C 39520 situated in Sec. 40 T13S R9E Acq 406 335730.

Matthew Fore appeared before the board to discuss the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Sorrell Land Company, represented by Matthew Fore, in a Single Family Residential (SR) Zoned District located at 9101 & 9103 Hwy 87, Jeanerette, LA; Sec. 38/40 T13S R9E; -Parcel #1995004081.00-6.50 AC Por Lot 44 1/2 Adeline Pltn. per Plat 3C 39520 situated in Sec. 38 T13S R9E Acq 406 335730,-Parcel #1995004021.00-8.94 AC Por Lot 44 1/2 Adeline Pltn. per Plat 3C 39520 situated in Sec. 38 T13S R9E Acq 406 335730,-Parcel #1995004022.00-5.04 Por Lot 44 1/2 Adeline Pltn. per Plat 3C 39520 situated in Sec. 40 T13S R9E Acq 406 335730.

Mr. Fore explained that this will be a Single Family Residential (SR) Zoned 14 lot subdivision off of Hwy 87.

In reference to Mrs. Saucier's inquiry, Mrs. Luke explained that there are waterline sizing requirement that need to be resolved.

Mrs. Luke asked that the Preliminary & Final Subdivision/Development be approved pending the resolution of the waterline requirements.

Mrs. Saucier made a motion to approve the Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Sorrell Land Company, represented by Matthew Fore, in a Single Family Residential (SR) Zoned District located at 9101 & 9103 Hwy 87, Jeanerette, LA; Sec. 38/40 T13S R9E; -Parcel #1995004081.00-6.50 AC Por Lot 44 1/2 Adeline Pltn. per Plat 3C 39520 situated in Sec. 38 T13S R9E Acq 406 335730,-Parcel #1995004021.00-8.94 AC Por Lot 44 1/2 Adeline Pltn. per Plat 3C 39520 situated in Sec. 38 T13S R9E Acq 406 335730,-Parcel #1995004022.00-5.04 Por Lot 44 1/2 Adeline Pltn. per Plat 3C 39520 situated in Sec. 40 T13S R9E Acq 406 335730 pending resolution of the waterline requirements. Mr. Montgomery seconded the motion, which carried with the following 6-0-0-0 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: None

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

Chairman Barry Druilhet
St. Mary Parish Planning and Zoning Commission