

Planning & Zoning Commission
Regular Meeting
June 27, 2022
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: Danny Lipari, Joshua Montgomery, and Jeremy Chesteen. Absent were Kimberly Saucier, Jimmy Wiley and Glynn Pellerin.

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

Mr. Montgomery moved that the reading of the minutes of the Regular Meeting, May 16, 2022 be dispensed with and that the same be approved. Mr. Wiley seconded the motion, which carried.

Rezoning of Property By Monica Bernard from Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 1736 Prairie Rd. Circle., Centerville, LA; Sec. 37 T15S R10E;

-Parcel #2474521094.00-Lot por No 78 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005,

-Parcel #2474521095.00-Lot por No 79 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005,

-Parcel #2474521096.00-Lot por No 80 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005,

-Parcel #2474521098.00-Lot por designated as 45 ft. Street per Plat ZZ 38087 lying North of Prairie Rd. Circle Acq. 427 339005,

-Parcel #2474521099.00-Lot por No 82 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005,

-Parcel # 2474521100.00-Lot No 83 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005,

-Parcel #2474521101.00-Lot No 87 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005,

-Parcel #2474521102.00-Lot No 86 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005,

-Parcel #2474521103.00-Lot No 85 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005, &

-Parcel #2474521104.00-Lot No 84 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005.

Monica Bernard appeared before the board to discuss the request for Rezoning of Property By Monica Bernard from Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 1736 Prairie Rd. Circle., Centerville, LA; Sec. 37 T15S R10E;

-Parcel #2474521094.00-Lot por No 78 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005,

-Parcel #2474521095.00-Lot por No 79 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005,

-Parcel #2474521096.00-Lot por No 80 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005,

-Parcel #2474521098.00-Lot por designated as 45 ft. Street per Plat ZZ 38087 lying North of Prairie Rd. Circle Acq. 427 339005,
-Parcel #2474521099.00-Lot por No 82 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005,
-Parcel # 2474521100.00-Lot No 83 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005,
-Parcel #2474521101.00-Lot No 87 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005,
-Parcel #2474521102.00-Lot No 86 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005,
-Parcel #2474521103.00-Lot No 85 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005, &
-Parcel #2474521104.00-Lot No 84 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005.

Mrs. Bernard explained that the reason for the rezone is so that she may place a manufactured home on the property.

In reference to Mr. Lipari's inquiry, Mrs. Bernard stated that there are several manufactured homes in the area.

Mr. Lipari made a motion to approve the request for Rezoning of Property By Monica Bernard from Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 1736 Prairie Rd. Circle., Centerville, LA; Sec. 37 T15S R10E;

-Parcel #2474521094.00-Lot por No 78 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005,
-Parcel #2474521095.00-Lot por No 79 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005,
-Parcel #2474521096.00-Lot por No 80 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005,
-Parcel #2474521098.00-Lot por designated as 45 ft. Street per Plat ZZ 38087 lying North of Prairie Rd. Circle Acq. 427 339005,
-Parcel #2474521099.00-Lot por No 82 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005,
-Parcel # 2474521100.00-Lot No 83 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005,
-Parcel #2474521101.00-Lot No 87 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005,
-Parcel #2474521102.00-Lot No 86 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005,
-Parcel #2474521103.00-Lot No 85 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005, &
-Parcel #2474521104.00-Lot No 84 Sennett Place Subd. Blk 5 per Plat ZZ 38087 Acq. 427 339005. Mr. Wiley seconded the motion, which carried with the following 4-0-0-2 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Kimberly Saucier and Glynn Pellerin

Mr. Druilhet read the request for Rezoning of property Rezoning of property by Angela White from Existing Neighborhood (EN1) Zoned District to Existing Neighborhood (EN2) Zoned District located at 559 Flattown Rd., Jeanerette, LA; Sec. 1 T13S R9E; -Parcel Id #2144961050.00-Lot por Parcel 1 per Plat 22D 180472 also being Tract A-B-C- D-A per Plat 28M 211636 Acq. 41R 262897.

Angela White appeared before the board to discuss the request for Rezoning of property Rezoning of property by Angela White from Existing Neighborhood (EN1) Zoned District to Existing Neighborhood (EN2) Zoned District located at 559 Flattown Rd., Jeanerette, LA; Sec. 1 T13S R9E; -Parcel Id #2144961050.00-Lot por Parcel 1 per Plat 22D 180472 also being Tract A-B-C- D-A per Plat 28M 211636 Acq. 41R 262897.

Mrs. White explained that she is applying for a rezone and subdivision so that her brother can place a manufactured home on the property.

In reference to Mr. Druilhet's inquiry, Mrs. White stated that her manufactured home is currently the only one on the property.

Mr. Wiley made a motion to approve the request for Rezoning of property by Angela White from Existing Neighborhood (EN1) Zoned District to Existing Neighborhood (EN2) Zoned District located at 559 Flattown Rd., Jeanerette, LA; Sec. 1 T13S R9E; -Parcel Id #2144961050.00-Lot por Parcel 1 per Plat 22D 180472 also being Tract A-B-C- D-A per Plat 28M 211636 Acq. 41R 262897. Mr. Chesteen seconded the motion, which carried with the following 4-0-0-2 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Kimberly Saucier and Glynn Pellerin

Mr. Druilhet read the request for Preliminary/Final Subdivision approval for a Subdivision of Property for Angela White in an Existing Neighborhood (EN1) Zoned District located at 559 Flattown Rd., Jeanerette, LA; Sec. 1 T13S R9E; -Parcel Id #2144961050.00-Lot por Parcel 1 per Plat 22D 180472 also being Tract A-B-C-D-A per Plat 28M 211636 Acq. 41R 262897.

Angella White appeared before the board to discuss the request for Preliminary/Final Subdivision approval for a Subdivision of Property for Angela White in an Existing Neighborhood (EN1) Zoned District located at 559 Flattown Rd., Jeanerette, LA; Sec. 1 T13S R9E; -Parcel Id #2144961050.00-Lot por Parcel 1 per Plat 22D 180472 also being Tract A-B-C- D-A per Plat 28M 211636 Acq. 41R 262897.

Mr. Montgomery made a motion to approve the request for Preliminary/Final Subdivision approval for a Subdivision of Property for Angela White in an Existing Neighborhood (EN1) Zoned District located at 559 Flattown Rd., Jeanerette, LA; Sec. 1 T13S R9E; -Parcel Id #2144961050.00-Lot por Parcel 1 per Plat 22D 180472 also being Tract A-B-C-D-A per Plat

28M 211636 Acq. 41R 262897. Mr. Chesteen seconded the motion, which carried with the following 4-0-0-2 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Kimberly Saucier and Glynn Pellerin

Mr. Druilhet read the request for Specific Use Request for Highlister Real Estate LLC to operate a Gentlemen's Club in a Highway Oriented Commercial (HC) Zoned District located at 9349 Hwy 182, Morgan City, LA; Sec.42 T16S R13E; -Parcel Id# 3404281002.00-Lot Tract VWXYZUV per Plat 21S 178130 BD N Guarisco and Southern Pacific R R - South Louisiana Electric Coop - U S Hwy 90- N Guarisco Acq. 406 335733.

James Beranek appeared before the board to discuss the request for a Specific Use Request for Highlister Real Estate LLC to operate a Gentlemen's Club in a Highway Oriented Commercial (HC) Zoned District located at 9349 Hwy 182, Morgan City, LA; Sec.42 T16S R13E; -Parcel Id# 3404281002.00-Lot Tract VWXYZUV per Plat 21S 178130 BD N Guarisco and Southern Pacific R R - South Louisiana Electric Coop - U S Hwy 90- N Guarisco Acq. 406 335733.

In reference to Mr. Lipari's inquiry, Mr. Beranek stated that he was not involved with the previous club that was located there.

In reference to Mr. Druilhet's inquiry, Mr. Beranek explained that there is one other gentlemen's club in the area.

Mr. Lipari made a motion to approve the request for Specific Use Request for Highlister Real Estate LLC to operate a Gentlemen's Club in a Highway Oriented Commercial (HC) Zoned District located at 9349 Hwy 182, Morgan City, LA; Sec.42 T16S R13E; -Parcel Id# 3404281002.00-Lot Tract VWXYZUV per Plat 21S 178130 BD N Guarisco and Southern Pacific R R - South Louisiana Electric Coop - U S Hwy 90- N Guarisco Acq. 406 335733.

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

Yeas: Danny Lipari, Jimmy Wiley and Jeremy Chesteen

Nays: Joshua Montgomery

Abstained: None

Absent: Kimberly Saucier and Glynn Pellerin

Mr. Druilhet read the request for Rezoning of Property by Michael Burke from Heavy Industrial (HI) Zoned District to Single Family Residential (SR) Zoned District 5859 Hwy 87 Franklin, LA; Sec. 37 T14S R9E; -Parcel # 2114924028.00 Lot 4B Resubd No 4 Dolph Parro Trust et al Estate per Plat 155 299890 Acq. 353 327700 -Parcel # 2114924057.00 Lot 2-B Dolph Parro Trust et al Estate per Plat 70 287469 Acq 429 339232 -Parcel # 2114924059.00 Lot 4A Resubd No 4 Dolph Parro Trust et al Estate per Plat155299890 Acq 353 327700.

Michael Burke appeared before the board to discuss the request for Rezoning of Property by Michael Burke from Heavy Industrial (HI) Zoned District to Single Family Residential (SR) Zoned District 5859 Hwy 87 Franklin, LA; Sec. 37 T14S R9E; -Parcel # 2114924028.00 Lot 4B Resubd No 4 Dolph Parro Trust et al Estate per Plat 155 299890 Acq.353 327700 -Parcel # 2114924057.00 Lot 2-B Dolph Parro Trust et al Estate per Plat 70 287469 Acq 429 339232 - Parcel # 2114924059.00 Lot 4A Resubd No 4 Dolph Parro Trust et al Estate per Plat155299890 Acq 353 327700.

Mr. Burke explained that the reason for the rezone is so that he may build a house on the property.

Mrs. Tammy Luke, Director of Planning and Zoning, stated that there are multiple homes in the area.

Mr. Chesteen made a motion to approve the request for Rezoning of Property by Michael Burke from Heavy Industrial (HI) Zoned District to Single Family Residential (SR) Zoned District 5859 Hwy 87 Franklin, LA; Sec. 37 T14S R9E; -Parcel # 2114924028.00 Lot 4B Resubd No 4 Dolph Parro Trust et al Estate per Plat 155 299890 Acq. 353 327700 -Parcel # 2114924057.00 Lot 2-B Dolph Parro Trust et al Estate per Plat 70 287469 Acq 429 339232 -Parcel # 2114924059.00 Lot 4A Resubd No 4 Dolph Parro Trust et al Estate per Plat155299890 Acq 353 327700. Mr. Montgomery seconded the motion, which carried with the following 4-0-0-2 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Kimberly Saucier and Glynn Pellerin

Mr. Druilhet read the request for Specific Use Request for Antoinette Charles to allow for a pond in an Agricultural (AG) Zoned District located at 2750 Hwy. 83, Franklin, LA; Sec. 15 T14S R8E; -Parcel Id #1874861016.00-Lot 7.83 ac tract being Joe Lockett Est. et al part Tract "KHIJK" per Plat 17G 150619 Acq. 376 331211.

Antoinette Charles appeared before the board to discuss the request for Specific Use Request for Antoinette Charles to allow for a pond in an Agricultural (AG) Zoned District located at 2750 Hwy. 83, Franklin, LA; Sec. 15 T14S R8E; -Parcel Id #1874861016.00-Lot 7.83 ac tract being Joe Lockett Est. et al part Tract "KHIJK" per Plat 17G 150619 Acq. 376 331211.

Mrs. Charles explained that they will be using the dirt from the pond to build a house pad.

In reference to Mr. Druilhet's inquiry, Mrs. Charles stated that they would not be stocking the pond.

In reference to Mrs. Tammy Luke's inquiry, Mrs. Charles stated that the house will be built on the same property that the pond will be placed.

Mr. Kenneth Provost appeared before the board to discuss the request for Specific Use Request for Antoinette Charles to allow for a pond in an Agricultural (AG) Zoned District located at 2750 Hwy. 83, Franklin, LA; Sec. 15 T14S R8E; -Parcel Id #1874861016.00-Lot 7.83 ac tract being Joe Lockett Est. et al part Tract "KHIJK" per Plat 17G 150619 Acq. 376 331211.

In reference to Mr. Provost's inquiry, Mrs. Charles stated that the depth of the pond has not been determined yet.

Mrs. Charles explained that they only need enough dirt so that they can build up the land for the house to be built.

In reference to Mrs. Luke's inquiry, Mrs. Charles stated that the dirt pad has to be at least five (5) feet high.

Mr. Wiley made a motion to approve the request for Specific Use Request for Antoinette Charles to allow for a pond in an Agricultural (AG) Zoned District located at 2750 Hwy. 83, Franklin, LA; Sec. 15 T14S R8E; -Parcel Id #1874861016.00-Lot 7.83 ac tract being Joe Lockett Est. et al part Tract "KHIJK" per Plat 17G 150619 Acq. 376 331211. Mr. Chesteen seconded the motion, which carried with the following 4-0-0-2 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Kimberly Saucier and Glynn Pellerin

Mr. Druilhet read the request for Preliminary/Final Subdivision Approval for a Subdivision of property for Nautilus Pipeline CO LLC in an Agricultural (AG) Zoned District located at 151 Trunkline Gas Ln. Franklin, LA; Sec. 45 T15S R10E; -Parcel Id #2354444016.00-59.62 ac tract por of 71.29 ac tract per Plat 40 257378 BD Foster- Bayou Sale-Hebert-Foster et al lying west of R R Spur Acq. 41X 263846, -Parcel Id #2354444092.00- Lot Tract lying within Lines ABCD per Plat 181 303203 Acq. 269 315463, -Parcel Id #2354444088.00-3.34 ac Tract II per Plat 45I 278690 Acq. 269 315463, -Parcel Id #2354444077.00-8.9 ac tract situated in Sec. 45 T15S R10E per 41X 263846 Acq. 269 315463, & -Parcel Id #2354444089.00-Lot Tract I per Plat 45I 278690 Acq. 269 315463.

Justin McCann with Enterprise Gas appeared before the board to discuss request for Preliminary/Final Subdivision Approval for a Subdivision of property for Nautilus Pipeline CO LLC in an Agricultural (AG) Zoned District located at 151 Trunkline Gas Ln. Franklin, LA; Sec. 45 T15S R10E; -Parcel Id #2354444016.00-59.62 ac tract por of 71.29 ac tract per Plat 40 257378 BD Foster- Bayou Sale-Hebert-Foster et al lying west of R R Spur Acq. 41X 263846, -Parcel Id #2354444092.00- Lot Tract lying within Lines ABCD per Plat 181 303203 Acq. 269 315463, -Parcel Id #2354444088.00-3.34 ac Tract II per Plat 45I 278690 Acq. 269 315463, -Parcel Id #2354444077.00-8.9 ac tract situated in Sec. 45 T15S R10E per 41X 263846 Acq. 269 315463, & -Parcel Id #2354444089.00-Lot Tract I per Plat 45I 278690 Acq. 269 315463.

In reference to Mr. Druilhet's inquiry, Mr. McCann explained that Enterprise Gas will be purchasing the property from Nautilus Pipeline for additional parking and they will be building a new administrative building on the lot.

Mr. Chesteen made a motion to approve the request for Preliminary/Final Subdivision Approval for a Subdivision of property for Nautilus Pipeline CO LLC in an Agricultural (AG) Zoned District located at 151 Trunkline Gas Ln. Franklin, LA; Sec. 45 T15S R10E; -Parcel Id #2354444016.00-59.62 ac tract por of 71.29 ac tract per Plat 40 257378 BD Foster- Bayou Sale-Hebert-Foster et al lying west of R R Spur Acq. 41X 263846, -Parcel Id #2354444092.00- Lot Tract lying within Lines ABCD per Plat 181 303203 Acq. 269 315463,-Parcel Id #2354444088.00-3.34 ac Tract II per Plat 45I 278690 Acq. 269 315463, -Parcel Id #2354444077.00-8.9 ac tract situated in Sec. 45 T15S R10E per 41X 263846 Acq. 269 315463, & -Parcel Id #2354444089.00-Lot Tract I per Plat 45I 278690 Acq. 269 315463. Mr. Montgomery seconded the motion, which carried with the following 4-0-0-2 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Kimberly Saucier and Glynn Pellerin

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

S/G Barry Druilhet

Chairman Barry Druilhet

St. Mary Parish Planning and Zoning Commission