
CALL TO ORDER
PLEDGE OF ALLEGIANCE

MEMBERS PRESENT: Jack Keen, Carmine Frangella, Marilyn Ross, Michele de Bruler, James Krajcer, Jr.
MEMBERS ABSENT: Randy Petit, Jr., Ryant Price
ALSO PRESENT: Michael Albert, Chris Welker, Donya Hebert, and Brett Badgerow of the Planning Department.

2022-21-HOP requested by Thomas Parsons for a home occupation – “Latitude Dronez, LLC” – at 311 Beaupre Drive, Luling. Council District 2.

Mr. Badgerow – read the land use report and the department recommends approval.

Thomas Parsons 311 Beaupre Dr. Luling, stated his request.

The public hearing was open and closed, no one spoke for or against.

Commissioner Frangella made a motion to consider, seconded by Commissioner Ross.

YEAS: Keen, Frangella, deBruler, Ross, Krajcer
NAYS: None
ABSENT: Petit, Price
PASSED

2022-21-R requested by International-Matex Tank Terminals, LLC for a change of zoning from M-1 to M-2 on approximately 300 acres north of their facility located at 11842 River Road, St. Rose, between the CN Railroad and Airline Drive. Council Districts 3 & 5.

Mr. Welker – yes, this request for M-2 zoning, we find it meets each of the 3 criteria for rezoning. The first criteria which determines if it meets the recommendation of future land use map and if a spot zone is met it meets the future land use designation of heavy industrial which includes large heavy manufacturing and other uses typically permitted in M-2 and M-3 zoning districts it does not create a spot zone as it expands upon the adjacent M-2 zoning district just below it that’s approximately 628 acres in size. The land use pattern or character has changed that the existing zoning district no longer allows the reasonable use of the applicants property we found that criteria to be met the area in question between CN and the Kansas City Southern Railroad which is really nothing in that general area it’s remain mostly wooded and undeveloped there no real infrastructure or anything out there so it’s not well suited to more of the individualize smaller scale industrial developments that you can see in the M-1 zoning district, the use is permitted in the M-2 zoning district would be larger in scale not requires as much individual infrastructure connection or extension or anything like that, that would need to be done in order to get out into this area and facilitate the kind of development that can occur, so we do find the M-2 zoning district to be more reasonable for what the applicants intentions are for the property, so that guideline is met. The third guideline is about whether or not the use is permitted or incompatible with the existing neighborhood, there really is no existing neighborhood it’s an isolated area everything around it pretty much undeveloped or heavily wooded so there really is no character to compare it to and the infrastructure department representatives from other parish departments said there would be no overburdening of public infrastructure from uses that could be permitted. So, the department recommends approval based on meeting each of the rezoning criteria.

Melanie Landry 409 Louisiana St. Paradis LA, I’m with IMTT and I’m in favor of this change. That’s it.

The public hearing was open and closed, no one spoke for or against.

Commissioner Frangella made a motion to consider with stipulations, second by deBruler.

YEAS: Keen, Frangella, deBruler, Ross, Krajcer

NAYS: None

ABSENT: Petit, Price

PASSED

Unfinished Business-

New Business- Calendar for the new year

Minutes- APPROVED (12/1/2022)

Adjourn