

CALL TO ORDER  
PLEDGE OF ALLEGIANCE

MEMBERS PRESENT: Jack Keen, Marilyn Ross, Randy Petit, Ryant Price, Michele deBruler, Frangella

MEMBERS ABSENT: James Krajcer, Jr.

ALSO PRESENT: Chris Welker, Brett Badgerow, Zoe Vittur and Donya Hebert of the Planning Department.

**2023-9-MIN requested by Lloyd & Dorcas Frickey for a resubdivision of two lots into four, 110 & 112 Luke Drive, Bayou Gauche. Zoning District R-1A(M). Council District 4.**

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

**Applicant** – Lloyd Frickey 152 Bayou Estates Des Allemands, stated his case.

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

Commissioner Keen made a motion to consider, seconded by Price.

YEAS: Price, Petit, Keen, deBruler Ross, Frangella

NAYS: None

ABSENT: Krajcer

**PASSED**

**2023-10-MIN requested by Craig & Cynthia Dufrene & Dolores Dufrene for a resubdivision of one lot into two, 203 Mark Drive, Bayou Gauche. Zoning District R-1A(M). Council District 4. Requires Planning Commission approval.**

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

Applicant- Craig Dufrene 203 Mark Dr. Des Allemands, stated his case.

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

Commissioner Price made a motion to consider, seconded by deBruler.

YEAS: Price, Petit, Keen, deBruler Ross, Frangella

NAYS: None

ABSENT: Krajcer

**PASSED**

**2023-11-MIN requested by David & Monette Millet for a lot line adjustment requiring a variation from geometric standards, 110 Villere Place, Destrehan. Zoning District R-1B. Council District 3.**

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

Applicant- David Millet 110 Villere Place Destehan, stated his case.

The public hearing was open.

Uylsses Birkel- 136 Villere Dr. Destrehan stated his concern and questioned about the house being built on the lot.

Mr. Millet – stated he could possibly build himself a home on the lot.

The public hearing was closed.

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

YEAS: Price, Petit, Keen, deBruler Ross, Frangella

NAYS: None

ABSENT: Krajcer

**PASSED**

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**2023-10-R requested by Malcolm Darensbourg Jr. for M.A.D. III, LLC for a change of zoning from R-1A to C-2 on Lots 28 & 29 and portions of Lots 30, 31, 32, & 33, Square 4, Goodhope Annex A Subdivision, 191, 195, & 199 Goodhope Street, Norco. Council District 6.**

**Mr. Welker-** Yes, this change of zoning from R-1A to C-2, like any rezoning it has to meet at least 2 to 3 rezoning criteria to get a recommendation of approval from the department and we found this zoning request meets each of the 3 rezoning criteria. It meets the 1<sup>st</sup> criteria because we find the request for C-2 is compatible with each of the comprehensive plan future land use map designations right now this falls under two designations neighborhood mix use and low density residential, neighborhood mix use accounts for both a variety of residential development along with neighborhood serving commercial uses under low to moderate residential it mostly considers residential uses but it does have room for considering neighborhood serving commercial as long it's in the right appropriate location and in that case mostly based on transportation features so in this particular case Good Hope is essentially a collector street it bridges River Road and Norco and Airline similar to Apple and this is near an intersection that's historically been a commercial kind of node that it kinda meets the criteria for being able to say that a commercial zoning district could fall under the low to moderate residential future land use designation so that's why we found that this request meets the first guideline along with not being a spot zone because it expands upon an established commercial zoning district. We found it meets criteria 2 which is about whether or not the land use pattern or character has change that the extent of the existing zoning no longer allows reasonable use this property was developed well before our current site design requirements had to do with traffic circulation, parking, landscaping, that applies mostly to commercial, industrial and multi family uses right now the area is small most of it's occupied by a building that was formally used as the Norco library branch most of the commercial uses that can fit into this building had it's square footage require more parking than what is potentially or what is actually available there now so we find that by expanding the C-2 there's more potential to expand the parking which can then accommodate more uses that fit within what is a site that is already C-2 and can be developed or ready for use for C-2 uses so we find it meets that criteria for that reason. For the 3<sup>rd</sup> criteria whether or not the use is permitted in the pro zoning will not be incompatible with the existing neighborhood character once again this is kind of commercial node at the corner of 3<sup>rd</sup> and Good Hope St. that includes the former Norco library branch and a few commercial office spaces that are in that building right now a historical use service station that is still there and a few other uses on the other side of the railroad tracks, a credit union that's now I think is an office and RV sales, part sales, so it's a commercial area and the uses that would be permitted in this expanded C-2 district would fit within that area and it wouldn't have adverse effect on public utilities since they are all available and exist and been serving the commercial uses that are in that area already so for those reason the department recommends approval and like I said this request will be forwarded to parish council for a final determination.

**Applicant-** Malcolm Darensbourg 318 Devon St. LaPlace, I was trying to get this property commercial to go with the property that I have next to it, adjacent to it and it's a commercial zone like he stated, that's all.

**Commissioner Frangella** – I got one clarification it's like you list 191, 195, 199 on Good Hope St. and then it says Norco lots 28, 29, portions is that included in this also or cause on the sheet I'm not really seeing it, oh I see on here Good Hope St. so that's.

**Mr. Welker** – which parts?

**Commissioner Frangella** – I'm just asking that includes the lot numbers it's like when you looking on 3<sup>rd</sup> St. so on here it says 199 where the building is and the 2 empty lots. So, if you look on page 27 that's on the other side the railroad tracks?

**Mr. Welker** – no, so it's all, so we got 28 and 29, the survey you might be looking at on 27 that's a survey with a drawing of a potential parking lot.

**Commissioner Frangella** – I'm just saying, because it said lots and it was in the description it says lots and it's got all these different lots listed.

**Mr. Welker** – so we got lots 28 and 29 are all R-1A right now and that's mostly.

**Commissioner Frangella** – that lots, on the next page 191 and 195, correct?

Mr. Welker – 191 and 195 are the actual address numbers. It's a lot of numbers.

**Commissioner Petit** – 199 covers those other 4 lots but that's already C-2.

**Mr. Welker** – there's a sliver, those lots were already included 30-33 because there's a sliver that is actually R-1A.

**Commissioner Petit** – just for clarification Mr. Darenbourg there are still some restrictions as far as like if you are building a restaurant and stuff if they have alcohol things like that you do realize you may have to get a special use permit, additional permitting for some of those types of things, correct, so you are aware.

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

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

YEAS: Price, Petit, Keen, deBruler Ross, Frangella

NAYS: None

ABSENT: Krajcer

**PASSED**

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**2023-11-R requested by Matthew Jewell, Parish President at the recommendation of the Planning and Zoning Dept. for a change of zoning from C-1 to R-1A on Lot 1-A and a portion of Lot 2-A, 138 & 164 Schexnaydre Lane, Hahnville. Council District 1.**

**Mr. Welker-** yes, so just a little background first this rezoning it's a little different cause it was initiated by the administration with the recommendation by the department, basically we got a call from a resident on Schexnaydre pointing out that there might be a discrepancy or error on the zoning map, we research it and looked into it we did find a rezoning going back to 1984 from R-1A to C-1 on our maps was for whatever reason drawn in a way that drawn to far down on Schexnaydre it should have been limited to the commercial property that fronts on River Road so after we did enough research we kind of concluded where the boundaries of the that rezoning should have been we decided it would be best to send it through the standard rezoning process with basically the parish as the applicant. So with that background there we did find that the 3 zoning criteria's are met in order to get an approval the area the subject site is designated low moderate residential mostly with the exception of a sliver that goes up to River Road that is designated commercial on future land use map the R-1A zoning district complies with low to moderate residential designation and we also recommend that we just change the portion of the FLUM map that is commercial since it shouldn't have been that anyway if it represented correctly on the map originally, so it meets the first guideline. It also wouldn't be a spot zone because it would expand upon the R-1A that's already there that's towards the back of Schexnaydre. The land use pattern or character doesn't change that it no longer allows reasonable use the area that the C-1 district is over is used for residential purposes there's a historic residential structure there right now and a standard single family home that was permitted I think back in 96 or so the current use of the property does not fit under the C-1 zoning R-1A would be more appropriate and allow more reasonable use that's more so especially since commercial zoning you need a special permit to do residential uses so it is possible that if there was an expansion or something even an addition a special permit would be needed so going back to R-1A would clear that up. On criteria 3 the use is permitted in the R-1A zoning district would fit the neighborhood character which is primarily residential that includes the 2 residentials on the subject site along with several structures on the opposite side of Schexnaydre which are all residential homes so it would fit with that area, so the department recommends approval. And we do recommend a corresponding change to future land use map for the area of the subject site that is commercial recommend that it go to low moderate residential.

**Commissioner Petit** – Just for clarification Chris the owner is Cheryl Schexnaydre Matherne?

**Mr. Welker** – Yes sir.

**Mr. Petit** – and we do have endorsement support from Ms. Matherne?

**Mr. Welker** – yes, she actually is the one that called and pointed it out for us.

**Owner-** Cheryl Matherne 164 Schexnaydre Lane Hahnville, La. It is Cheryl Schexnaydre Matherne, so sorry. This property has been in our family since the early 1800's so that's part of the issue with the property, our property description that we have originally goes back to part of the river that's where the property description starts is from the river into the river so just so you guys know that's part of the confusion in all of this but the property that we were talking about that was commercial was originally sold to my dad and my uncle from my great aunt in 1968 way before planning and zoning existed so it was done by police jury's and I'm not sure where all those records are, he's done a great job looking for all that it's kind of old so, but and has been very very helpful but what I did want to say is the property was sold in 68 to them there is such a small discrepancy in there some how it was all what was commercial was the very front part where the building is and the land surrounding that the rest of the property was all supposed to be residential when the new maps came out on line we saw that the commercial went all the way up to my porch actually on my house at 164 so it took the historic house which is what he said which is 138 and zoned all of that commercial all the way like I said my garage was commercial my driveway was commercial so I really appreciate all the work and stuff that he has done to be able to get this corrected with a limited effort on my part other than to look up a few names, dates for him to help him out. But thank yall very much.

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

Commissioner Price made a motion to consider, seconded by Keen.

YEAS: Price, Petit, Keen, deBruler Ross, Frangella

NAYS: None

ABSENT: Krajcer

**PASSED**

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**Unfinished/Old Business-**

**New Business-**

**Minutes- APPROVED (July 3, 2023)**

**Adjourn**