

CALL TO ORDER
PLEDGE OF ALLEGIANCE

MEMBERS PRESENT: Jack Keen, Marilyn Ross, Randy Petit, Ryant Price, Michele deBruler, Carmine Frangella, James Krajcer, Jr.

MEMBERS ABSENT: None

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

2023-19-HOP requested by Charlene Jacobs for a home occupation – “Fruits Galore LLC” (mobile food trailer) – at 1017 Kinler Street, Luling. Council District 7.

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

Applicants were not present.

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

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

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

NAYS: None

ABSENT: None

PASSED – with stipulations stated.

2023-12-MIN requested by Louis G. Authement for a resubdivision of one lot into five, Grand Bayou Road, Des Allemands. Zoning District R-1A(M). Council District 4.

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

The applicant requested to postpone the case.

The public hearing was open.

Laken Bordelon 619 Down the Bayou Road – concerns regarding the address advertised and in letter.

The public hearing was closed.

Commissioner Price made a motion to postpone, seconded by Ross.

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

NAYS: None

ABSENT: None

POSTPONED

2023-12-R requested by Arthur and Barbara Blue for a change of zoning from C-2 to R-3 on Lots M-1, M-2, and M-3, Tracts 8, 9, and 10, Elkinsville Subdivision, near the intersection of Turtle Creek Lane and Adams Drive, St. Rose. Council District 5.

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

The applicant requested to postpone the case.

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

Commissioner Frangella made a motion to postpone, seconded by Price.

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

NAYS: None

ABSENT: None

POSTPONED

2023-13-R requested by Roger Landry for a change of zoning from R-1A to R-1A(M) on Lots 1B1, 519 Willow Street, Boutte. Council District 4.

Ms. Vitter – This change of zoning from R-1A to R-1A(M) must meet at least 2 of the 3 rezoning criteria to get a recommendation for approval from the department, we found this zoning request does not meet any of the 3 zoning criteria. It does not meet the first guideline because it would be considered a spot zone the subject site is in a neighborhood under an established R-1A zoning district with a boundary between R-1A and R-1A(M) zoning is clear for that reason it does not meet the first guideline. It does not meet the second guideline because the existing R-1A zoning allows for reasonable use of the property by permitting site built single family detached dwellings consistent with the surrounding neighborhood there are non-conforming manufactured homes in the area, but this portion of Magnolia Ridge Park has remained developed largely with site built homes as permitted in the district to many spot zones do not alter or damper and do not provide a basis for the consideration for the spot zoning request under comprehensive land use plan, for that reason it does not meet the 2nd guideline. For the 3rd guideline whether the use is permitted under the proposed zoning would fit the neighborhood character a manufactured home would not be compatible with the neighborhood developed primarily site-built homes there are manufactured homes in the immediate vicinity, but these are non-conforming uses and do not define the larger established neighborhood character. The department recommends denial due to not meeting any of the 3 rezoning criteria.

Applicant – Roger Landry 314 Beaupre Dr. Luling, I have a couple of things here, we went to all of the owners of the abutting properties and asked if they would have any issues with us putting a mobile home, I have signed letters and emails from all 4 saying that they have no issues, objections or concerns. We talked about not conforming to the neighborhood, can I (handed photos to planning department to hand to board) I drove around the neighborhood yesterday and took pictures all of these pictures are taken within a 3 block radius of our lot and you can see there is many many mobile homes all around there so I would respectfully dispute that it doesn't meet the characteristics of the neighborhood and talked about the spot zoning, does not create a spot zone that is incompatible with the surrounding neighborhood so it doesn't say that you can't have a spot zone, it just says it can't be incompatible and I would argue that putting a mobile home there would be compatible with the rest of the neighborhood.

Commissioner Petit- any questions?

Commissioner Frangella - I got one question. So, these pictures with these trailers are they over any area that is zoned R-1A(M)?

Mr. Landry – I basically went just, I drove around a 3 block area but I can tell you if you look at the picture on the first page the white trailer that is directly across the street that is an abutting property and then if you look at the picture, the 2nd the bottom picture on that same page that's an empty lot that's an abutting property when we bought the property there was mobile home there as well it since been removed so of the 4 abutting properties 2 of the 4 had mobile homes on them when we bought the property.

Commissioner Petit- thank you, any other questions?

Commissioner Keen – yes, so of the 4 properties that adjoin the property how many of them are mobile homes at this time.

Mr. Landry – right now 1, and then one side is all wooded area and the other side had a mobile home, right now it's empty.

Commissioner Keen – ok so 25% of it is already mobile homes in that area and previous that vacant lot was that a mobile home prior to that.

Mr. Landry – there was a mobile home there after Katrina which I already know it was re-zoned for not mobile homes prior to that but one of the neighbors said after Katrina they put a mobile home there, now I don't know if they got a waiver because of the circumstances of Katrina or they just didn't ask but there was a mobile home there prior there's been nothing on that lot for more than 10 years.

Commissioner Keen – and previous to this, um correct me if I'm wrong, I've been told there was a mobile home at this location at one time, is that correct.

Mr. Landry – that's what I was told by one of the neighbors that's been there for a long time.

Commissioner Keen – so there has been a mobile home there in the past.

Mr. Landry – to my knowledge yes. And let me just say this, the long term is not for, we buying this for my son, the long term goal is not to have a mobile home there forever the goal is to get him in there so he can save up and build a frame home on the site, hopefully sooner before later.

Commissioner Keen – no I appreciate that, again previously there was a mobile home at that location.

Mr. Landry – yes

Commissioner Keen – there is a mobile home adjacent to the property.

Mr. Landry – correct.

Commissioner Keen – and that's basically other than the home directly across the street, that is a wooded lot, around that area.

Mr. Landry – correct.

Commissioner Frangella – is there any record of ever having a trailer or a special use permit for that area on these ones that have trailers or were they just.

Mr. Welker – we didn't look too deeply into the permitting there but I mean it's hard to say exactly how they ended up there or the circumstances it's not zoned for it so somehow it worked out but um yeah. The public hearing was open and closed, no one spoke for or against.

Commissioner Petit – just to clarify, you said you had letter from the neighbors can you just confirm that's the adjacent ones at 217, 512, 522 and 103.

Mr. Landry – yes and handed Ms. Teresa Brown the documents. They were placed in the applicant's folder.

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

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

NAYS: None

ABSENT: None

PASSED

2023-14-R requested by Ashton Plantation Estates, LLC for a change of zoning from C-3 to R-1A on approximately 16.5 acres of Lot 118A, Ashton Plantation, Ashton Plantation Boulevard, Luling. Council District 7.

Ms. Vittur- This change of zoning from C-3 to R-1A must meet at least 2 of the 3 rezoning criteria to get a recommendation of approval from the department. We found the zoning request meets all 3 zoning criteria. It meets the 1st guideline because it would not be considered a spot zone since it covers a large area and expands to an adjacent R-1A district. The proposed R-1A zoning does conform to the land development pattern established by the future land use map and furthers the goal of the comprehensive plan. The proposed R-1A zoning meets the 2nd guideline, the land use pattern has changed with each successful phase of Ashton Plantation subdivision which has reduced the C-3 zoning in favor of expanding residential development. The subject site is a approximately 2500 feet from River Road and lacks any other direct access to the kind of high traffic road way making commercial development feasible, the proposed R-1A zoning allows for a more reasonable use of the property that is in keeping with the changes of land use pattern for that reason this rezoning meets the 2nd guideline. The proposed R-1A zoning would be more compatible with the surrounding neighborhood character which has become primarily single family residential with the development of each phase of Ashton Plantation subdivision. The current zoning allows more intensive land uses including single use commercial, retail, office and service uses, so the department also finds it meets the 3rd criteria and recommends approval based on meeting all 3 zoning criteria.

Applicant – Andy Andolsek J.B. Levert Land Company representing Ashton Plantation Estates, LLC 2223 St. Mary St. Thibodeaux, LA. Ashton Plantation Estates started planning in September of last year for residential phase in this area, this area is a higher elevation which should provide more flood zone resistance and ability to withstand the new flood zone and FEMA requirement and flood zone, the fees and in the insurance premium with flood zone. So, anyway we looking to develop on the higher area we started in September, started to get our traffic study which was finally completed in July of this year actually so with that in hand we are now looking to move the zoning to residential to move forward with the sketch plat approval with that residential development.

The public hearing was open.

Mr. Gaspard – 313 Lac Iberville Dr. Luling – the only thing I got with this is they still have all that land in the back in what they call the Cove which belongs to Ashton that they plan on developing all of that, then they want to put more houses up in the front and getting out the neighborhood in all right now is just terrible in the morning time, I mean I don't know what they plan on doing with the traffic at the same time somebody is trying to do a commercial development on that corner of Ashton and River Road so that's gonna add to the traffic too I think that they should finish what they doing in the back and later on maybe come and decide change it to R-3 or whatever like he mention the flooding that it's a higher elevation and all that well during Ida actually right where they want to do this development there's time there is like 8 inches of water on Ashton Blvd. that in a hard rain that the water sits there now. During Ida they actually had more water up in the front of the neighborhood than they had in the back cause I stand and like 10 people had water all the way up to there on their yard, 20 ft. on their yard up in the front so as far as saying that it's a high elevation I just think it's a bad idea cause they got plenty to develop already that they haven't developed you just adding more, and you can't get out the neighborhood in the morning time now. I think they could wait till later and decide, like somebody said it's just commercial, demographics I don't think what they know that demographics wouldn't support any commercial development there it's not that much you know like on the weekends there's no traffic flowing or anything like that it wouldn't support that, so that's their avenue out is to make it residential but give it to the parish or something. And what's gonna happen with the rest of that land from where you see that all the way to what they call the Cove, is that still gonna be commercial.

Commissioner Petit – as part of that land is not part of this request.

Mr. Gaspar – no I understand that that's still zoned commercial the other piece. I'm not much on speaking and there is a whole lot of people that in the neighborhood that's opposed to it but obviously they just opposed on Facebook, you know they not here.

The public hearing was closed.

Mr. Andolsek – of course everyone has concerns and I have the current zoning allowances that are allowed in C-3 which you could do a lot of different things, residential is less invasive for traffic, again we had the traffic study done it allows for much more residential development than what we planning in this phase all that will come out later in the preliminary plat development, yes. We appreciate your consideration.

Commissioner deBruler – when the traffic study and drainage and everything is completed will that come back to the commission.

Commissioner Petit – that would come back to us, at this point it's just a zoning request this is not an actual subdivision I don't think the traffic study is required for the preliminary plat, but I would imagine if it's done that, we would see that, correct.

Mr. Albert – you do have a TIA requirement. It is part of the preliminary.

Commissioner Petit – so we will see that when the subdivision request comes through.

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

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

NAYS: None

ABSENT: None

PASSED

2023-4-SPU requested by Drake Badeaux for an R-1A use in a C-3 zoning district on Lot 89A-1A-2, Couteau de France or Ranson Tract, 16528 Highway 90, Des Allemands. Council District 4.

Ms. Vittur- read the land use report and the department recommends denial.

The public hearing was open.

Derek Scott 313 St. Nicholas St. Luling – against, he stated there is property ownership discrepancies.

The public hearing was closed.

Commissioner Price made a motion to postpone for possible further investigation on ownership, there was no second, motion failed.

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

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

NAYS: Price

ABSENT: None

PASSED

2023-2-ORD requested by Matthew Jewell, Parish President / Dept. of Public Works to amend the Subdivision Regulations of 1981 to update the requirements for street light fixtures.

Michael Albert – So this is actually a pretty simple amendment we did this a number of years back where we updated to a current standard most of the subdivisions are doing this anyway at the moment the parish is going to a more uniform LED standard across I've been in communication with the office of contract monitoring and the parish engineers with the spec in here so we ask for your support and this will be included in all future construction applications for subdivisions, so you will see in the future.

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

Commissioner Petit – I guess one for me, is it's mark to strike out some very very specific requirements and replace them with some additionally very specific requirements on wattages and lumens.

Mr. Albert – I ask this question as well this was the requested verbiage.

Commissioner Petit – Thank you.

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

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

NAYS: None

ABSENT: None

PASSED

Unfinished/Old Business-

New Business-

Minutes- APPROVED (August 3, 2023)

Adjourn