

**MINUTES OF THE IBERIA PARISH REGIONAL ZONING COMMISSION MEETING CONDUCTED
ON THURSDAY, APRIL 10, 2014 AT 5:30 PM IN THE IBERIA PARISH COUNCIL CHAMBERS LOCATED
AT 300 IBERIA STREET, NEW IBERIA, LOUISIANA 70560**

CALL TO ORDER: Chairman Dana Dugas determined there was a quorum and called the Meeting to Order.

MEMBERS PRESENT: David Fanguie, Lanie Borel, Dana Dugas, Nathaniel Mitchell, Butch Bourgeois

MEMBERS ABSENT: Jane Braud, Ronald Fremin, Perry Judice

OTHERS PRESENT: John R. Raines, Julie Armentor

APPROVAL OF MINUTES: Lanie Borel made a Motion to approve the March 20, 2014 Minutes which was seconded by Butch Bourgeois; the vote was unanimous.

RECLASSIFICATION REQUESTS #1: Annie Mae Fields Michel – 3017 and 3017 Lot 3 Sugar Mill Road – Residential (R-1) to Mixed Residential (R-2).

John Raines explained that he had issued a Building Permit for a mobile home to be located at 3017 and 3017 Lot 3 Sugar Mill Road. He explained that the Building Permit was issued even though the area is zoned Residential (R-1), which prohibits mobile homes and trailers, as a replacement for an existing mobile home that had been removed from the property within the last year. The mobile home was moved on to the site when another Building Permit was requested for a camper which had already been placed on the property as well. During the application process, the applicant indicated that the property had been vacant for at least fifteen (15) years, which is in violation of the non-conforming use clause. Upon learning that the non-conforming use clause could not be utilized, the camper permit was denied. The applicant then applied for a reclassification to Mixed Residential (R-2) which does allow a mobile home. Mr. Raines explained that no further action had been taken pending resolution of the reclassification request.

Carolyn Oubre, the property owner, addressed the Commission explaining that this site was part of a succession which had always been intended for use by the family including the granddaughter. She explained that the trailer was a double wide mobile home and was very complimentary to the neighborhood and requested support of the reclassification request.

Ricky Gonsoulin, Councilman for the area, addressed the Commission explaining that he felt the information provided had been erroneous, misleading, and inaccurate. He was opposed to the reclassification request and requested the Commission deny the reclassification request.

Gordy White addressed the Commission expressing concerns for the inaccuracies of information and was opposed to the reclassification request.

Harold Courtois addressed the Commission in opposition to the reclassification request.

Andre Cenac addressed the Commission in opposition to the reclassification request.

Joey Zager addressed the Commission in opposition to the reclassification request.

Edward Jeffries addressed the Commission in opposition to the reclassification request.

There being no more Public Hearing, Chairman Dugas closed the Public Hearing and requested direction from the Commission. Nathaniel Mitchell made a Motion to deny based upon the opposition of the residents, the impact on the surrounding areas, and the inaccuracies in information, which was seconded by David Fanguie; the vote was unanimous.

RECLASSIFICATION REQUEST #2: Melvin James Darby – 6000 Block of Avery Island Road – Reconsideration of Special Use/Conditional Use Permit.

John R. Raines explained that the applicant was requesting a reconsideration of the Special Use Permit/Conditional Use Permit previously granted to the site but the applicant was not ready and requested the matter be delayed until the May Meeting. He said no action need be taken.

RECLASSIFICATION REQUEST #3: Kenneth Thibodeaux – Ashley Drive – Agricultural (A-1) to Manufactured (Mobile) Home (R-4).

John Raines explained the location of the property and indicated that the property owner was requesting reclassification of the property to expand the existing Thibodeaux Mobile Home Park. He explained the Zoning of the surrounding area and identified the presence of several other mobile home parks.

Kenneth Thibodeaux, property owner, addressed the Commission indicating that he had owned the park for many years and that he had always planned to expand the park in the future. Even though he has no immediate plans to expand the park, he thought that he would request reclassification now in order to avoid any delays in the future. He requested the Commission's support.

Mary Babineaux addressed the Commission indicating that there already were too many mobile home parks in the area, identifying all the parks and their current occupancy counts. She said the mobile home parks are choking the transportation system and their continued growth needs to end. She is in opposition.

Naray Hulin addressed the Commission indicating that the mobile home park is out of character with the area and that the expansion would exacerbate traffic problems on streets that are not sufficient width or structural support to handle the increased traffic. He voiced his opposition to the proposal.

Kasey Thibodeaux, son of the applicant, spoke in favor of the reclassification request indicating that there are no current plans to expand the park but thought that reclassification would be beneficial now as opposed to later.

Billy Smith spoke in opposition to the requested reclassification of the property. He cited unsanitary conditions at the existing park.

Kenneth Thibodeaux, owner of the property, addressed the Commission indicating that he meets all current Board of Health standards and will meet any future Board of Health standards as well.

Naray Hulin addressed the Commission indicating that the existing road conditions in the area are insufficient to handle existing traffic much less the increased traffic that would be generated by a mobile home park expansion.

Kasey Thibodeaux addressed the Commission indicating that if the reclassification request were approved, any expansion would comply with all Iberia Parish Road Standards and interconnectivity requirements.

Chris D'Avy addressed the Commission indicating that he was opposed to the mobile home park expansion as he thought it would disrupt the serenity of his property.

John Paul Fremin addressed the Commission indicating that he was in opposition to the reclassification request. He was worried that he would lose the right to farm the existing site and the impact that it would have on his adjoining property. He said access was a terrible problem in the area and an expansion of the mobile home park would only aggravate the situation.

Dusty Frederick addressed the Commission opposing the reclassification request. He is concerned about the type of people that reside in mobile homes.

Brady Lopez addressed the Commission indicating that he was opposed to the reclassification for all the reasons previously stated.

Chris Grevenburg addressed the Commission opposing the reclassification request.

Chad Suire addressed the Commission opposing the reclassification request.

There being no further public input, Chairman Dugas closed the Public Hearing and requested direction of the Commission. David Fangue made a Motion to deny the reclassification request because it was out of kilter with the surrounding area, the increased traffic and their impact on the surrounding transportation network, which was seconded by Butch Bourgeois; the vote was unanimous.

DIRECTOR'S REPORT: None

ADJOURNMENT: There being no further business Chairman Dugas requested a Motion to Adjourn which was made by Nathaniel Mitchell and seconded by Lanie Borel; the vote was unanimous.

**Respectfully Submitted
John R. Raines**