

**MINUTES OF THE IBERIA PARISH REGIONAL PLANNING COMMISSION MEETING CONDUCTED ON  
THURSDAY, APRIL 14, 2016 AT 5:30PM IN THE IBERIA PARISH COUNCIL CHAMBERS LOCATED AT  
300 IBERIA STREET, NEW IBERIA, LA 70560**

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

**MEMBERS PRESENT:** Dana Dugas, Jude Hebert, Brock Pellerin, Glenn Crappell, Nate Mitchell, Jane Braud, David Fangué and Tommy Granger

**MEMBERS ABSENT:** Perry Judice

**OTHERS PRESENT:** John Raines and Sally Johnson

**APPROVAL OF MINUTES:** Brock Pellerin made a Motion to Approve the Minutes of February 11, 2016 which was seconded by Jude Hebert; the vote was unanimous.

Tommy Granger made a Motion to Approve the Minutes of March 17, 2016 which was seconded by Jude Hebert; the vote was unanimous.

**NEW BUSINESS #1:** Preliminary Approval of Safe Haven Mobile Home Park – located at 3105 Jack Brooks Road - owned by Shawn Pourciau.

John Raines explained the applicant was requesting Preliminary Approval of the proposed Safe Haven Mobile Home Park. He explained that the proposal was for forty eight (48) mobile homes on nine (9) acres with storage facilities at the Jack Brooks Road intersection. Mr. Raines explained that an approval letter had been received from Sewer District #1 (See Attached) as well as one from the E911 Commission(See Attached). He explained that certain items would be addressed in the Preliminary Approval Process but that all issues had to be approved/resolved prior to commencing construction or requesting Final Plat Approval. He also indicated that a Drainage Impact Analysis would be required prior to commencing construction.

Wayne Labiche, engineer for the developer, addressed the Commission indicating that his client would be responsive to all issues raised by E911 Commission excepting the requirement that the “private streets” be constructed to public street standards. He then explained the design of the project and preliminary aspects of the proposed drainage system, treatment facility, solid waste collection, etc. He finally indicated that all details would be resolved prior to construction commencement, but, to request details at this point in time (simply requesting Preliminary Approval) was premature.

Chairperson Braud requested public input, and, several people addressed the Commission stating:

**Nancy Carline was concerned about the potential flooding along Jack Brooks Road and the surrounding area. She felt the proposed development would increase the potential for flooding.**

**Emily Ronsonet said that the drainage would flow into a private ditch, which was not allowed. She did not want a mobile home park in her neighborhood.**

**Timothy Romero was concerned about municipal solid waste collection and the location of individual trash cans; he questioned if there would be trash bins. John Raines explained that the Disposal Contract required a collection point as opposed to individual trash cans.**

**Bryan Broussard was concerned about the elderly in the event of flooding.**

**Donna Hebert was also concerned about flooding in the area, and, also indicated that there are bears in the area which are hazardous and could be attracted to the increase in trash in the area.**

**Sharon R. Deslatte is opposed to the possibility of a mobile home park. She indicated that she was not opposed to individual mobile homes but not a mobile home park.**

**Earl Viator lives on Jack Brooks Road and has a canal behind him that is subject to flooding. He is opposed to the proposed mobile home park as it will increase chances of flooding.**

**Debora Broussard also lives on Jack Brooks Road and is opposed to the proposed mobile home park.**

**Chris Williamson says the drainage in the area is insufficient to accept additional development and he is opposed to the proposed mobile home park.**

**Earl Viator expressed concern that there was no water supply for the mobile homes or the Fire District, in the event of a fire. Furthermore, he was concerned with ditch maintenance.**

**Kim Ronsonet was opposed to the Mobile Home Park.**

**Timothy Romero expressed concerns that there are no water hydrants in the proposed mobile home park.**

**Chris Williams questioned the runoff of the surface water in the proposed mobile home park as all the ditches were privately owned and the developer was going to be denied access to the ditches.**

**Donna Hebert questioned if "well water" was used, how many "wells" would be used and where would they be located.**

**Chris Williams questioned the location of the sewer treatment facility.**

**Clifford Ransonet questioned the excess run off water that would be generated by the proposed mobile home park.**

**Frank Hartwell is opposed to the mobile home park because there is only one means of ingress/egress and an emergency situation at the entrance to the mobile home park could mean disaster to the rest of the mobile home park.**

**Tommy Ronsonet is opposed to the mobile home park as the area floods.**

**Mark Lancon is opposed to the mobile home park due to safety concerns he has for his family and property.**

**Bruce Lancon is opposed to the mobile home park due to safety concerns. He is further concerned that a south wind pushes the water into the area and the stench of raw sewerage is prevalent. He didn't think a water well could provide enough clean water for the area.**

**Ginger Mautrin is opposed to the proposed mobile home park.**

**Sherry Romero is opposed to the proposed mobile home park.**

**Mary Babineaux is opposed to the proposed mobile home park.**

**Bob Armentor is opposed to the proposed mobile home park.**

**Kim Ronsonet is opposed to the proposed mobile home park because of the impact it will have on the quality of streets in the area.**

**Chris Williamson is opposed to the proposed mobile home park because it will automatically double the size of the neighborhood.**

**Chairman Dugas asked if there was any other public input, and, there not being any, closed the Public Hearing. The Chairman asked for direction from the Commissioners.**

**Commissioner Braud expressed concern with dumpster location (s), access to the site, access to the site by the school buses, and ingress/egress.**

**Brock Pellerin questioned whether or not each mobile home would have to purchase flood insurance; Mr. Raines explained that the area is not in a Special Flood Hazard Area, and, the need for flood insurance would be a decision between the owner and banker and insurance agent.**

**Jude Hebert questioned the dumpster location (s) and the quality of the road surface to provide adequate to the residents, emergency services, school buses, etc.**

**Nate Mitchell felt the site should be located on the north side of HWY 90 and made a Motion to deny Preliminary Approval which was Seconded by Brock Pellerin, citing the concerns expressed by the area residents and the Commissioners; the vote was unanimous.**

**ADJOURNMENT: There being no further business, David Fangué made a Motion to Adjourn, which was Seconded by Nate Mitchell; the vote was unanimous.**

**Respectfully Submitted  
By John R. Raines**