

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

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

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

**MEMBERS ABSENT:** Perry Judice

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

**APPROVAL OF MINUTES:** Dana Dugas made a Motion to approve the March 10, 2016 Minutes which was seconded by Tommy Granger; the vote was unanimous.

Dana Dugas made a Motion to approve the February 11, 2016 Minutes which was seconded by Brock Pellerin; the vote was unanimous.

**RECLASSIFICATION REQUEST:** Residents of Van Brocklin Road between Daspit Road and Division – Reclassification from Mixed Residential (R-2) and Agricultural (A-1) to Single Family Residential (R-1)

John Raines explained the location of the property and that the request was initiated by many property owners along Van Brocklin Road who were requesting reclassification to prohibit future mobile homes and possible mobile home parks in the area. Several property owners that had signed the original petition were not hesitant to continue forward progress and wished to retract their support. Also, notification problems led to an additional mailing and a new Public Hearing. Mr. Raines explained the particulars of the various Zoning Classifications and the interrelationship of all classifications.

Chairperson Braud opened the Public Hearing and many property owners addressed the Commission in support and opposition to the proposed reclassification. They stated:

Delores Bourda addressed the Commission expressing her opposition to any reclassification.

Ashley Neuville addressed the Commission expressing her opposition as she was misled into signing a petition against a mobile home park in the area, not individual mobile homes.

Charles Jefferson is in favor of the reclassification to Single Family Residential (R-1) for the area closest to the intersection of Van Brocklin/Gondron Road/Division Road. He was not opposed to maintenance of the existing Mixed Residential Classification at the other end of Van Brocklin Road.

**Anna Mae Lasseigne is opposed to reclassification of the property.**

**Carmen Jefferson is in support of the reclassification effort in order to protect the values of homes in the area.**

**Oswald Doucet expressed his opposition.**

**Charlotte Johnson expressed her opposition.**

**Calvin Doucet is opposed to the reclassification request and queried the origin of the reclassification effort.**

**Wanda Joseph Archon expressed opposition and advised that her brother had also sent a letter of opposition.**

**Paula Bertrand indicated that she lives on the corner lot at the intersection of Van Brocklin/Division Road/Gondron Road and was in support of the proposed reclassification. She had heard about a possible mobile home park on Van Brocklin Road, and, was in support of the reclassification in an attempt to thwart a mobile home park. She indicated that she would support reclassification of the northern portion of Van Brocklin Road.**

**Chad Segura owns the second lot from the end of Van Brocklin and he indicated that it was purchased in December 2015 as unrestricted property. He indicated further property in St. Martin Parish, just north of this area, has equitable property values regardless of the zoning of the property, whether for mobile homes or individual home sites.**

**Elmo Bayard Jr indicated that he was a farmer and was opposed to the reclassification.**

**Candice Louviere lives on the south side of Van Brocklin and requested an explanation of the reclassification process and the impact of the different classifications. She indicated that she did not object to individual mobile homes but was opposed to mobile home parks.**

**Charlotte Johnson wanted to insure that businesses were not allowed except for agricultural pursuits.**

**Paula Bertrand indicated that businesses were allowed as "Home Occupations" which cannot be intrusive to the neighborhood.**

**Commissioner Nate Mitchell questioned whether or not livestock was allowed in the Agricultural Zoning District; which is allowed. He also questioned the non-conforming uses and their implications to the development of the area.**

Nicole Segura questioned the date of the adoption of the Zoning Ordinance; which was 2009.

Kerry Neuville has lived on the area for fifty (50) years in a mobile home and he is opposed to the reclassification effort.

Chad Segura readdressed the Commission clarifying that a proposed mobile home park would require a reclassification; which is correct.

Wanda Joseph Archon questioned whether or not plans for a mobile home park have been submitted: no plans have been submitted.

Gary Viator addressed the Commission in opposition to the requested reclassification.

Nicole Segura felt that the proposal was representative of "spot zoning". She questioned if a portion of the property could be rezoned, or did the entirety of the property have to be rezoned. Jane Braud, Chairperson, indicated that the Commission had a significant amount of leeway in the reclassification process areas.

Chairperson Braud questioned if there was any additional public input. There being no further public input, Chairperson Braud closed the Public Hearing and asked the Commission for direction. Brock Pellerin made a Motion to deny the reclassification request and leave all existing zoning classification as is, with no changes whatsoever, which was seconded by Jude Hebert; the vote was unanimous. Chairperson Braud abstained.

**RECLASSIFICATION REQUEST:** Nancy Bonin, Curtis Bonin and Delores Bonin, and Walter Littleton - Location: 6008, 6012, and 6014 HWY 14 - Reclassification request from Single Family Residential (R-1) to Mixed Residential (R-2).

John Raines explained the particulars of the reclassification request.

Chairperson Braud opened the Public Hearing and many property owners addressed the Commission in support and opposition to the proposed reclassification. They stated:

Nancy Bonin, one of the applicants, was requesting the reclassification so she could put a mobile home on the property for her son.

Lori Segura, neighbor, indicated that the property was reclassified in 2013 and should not be changed as circumstances have not changed.

Versa Viator, neighbor, expressed her opposition to the reclassification request.

Terry Deormeaux, neighbor, expressed opposition to the reclassification request.

Nancy Bonin, one of the applicants, readdressed the Commission indicating that her intent was simply to place a mobile home on the property for her son to assist her in maintaining her property as well as his Grandparent's property. His presence would also assist in security. She also explained that the Dollar General, located across the street, was non-conforming.

Versa Viator indicated that there was a mobile home behind the Dollar General.

There being no further public input, Chairperson Braud closed the Public Hearing and asked the Commission for direction. Brock Pellerin question whether or not a "Conditional Use" could be granted for the property; the answer is no. Nate Mitchell made a Motion to table the reclassification request due to insufficient notice and the lack of a "blue sign" which was seconded by Dana Dugas; the vote was unanimous. Chairperson Braud abstained. John Raines indicated that the "blue sign" will be placed on both street frontages, but, written notices to property owners along Claude Viator Road to Valery Road was not required by the Ordinance. He would insure that notice was sent to the appropriate parties.

**TEXT AMENDMENT/INTERPRETATION:** Department of Permitting, Planning and Zoning – Unincorporated Areas of Iberia Parish – Amendment Providing for Appeals of Zoning Reclassification Recommendations.

John Raines explained the particulars of the proposed Text Amendment

Chairperson Braud opened the Public Hearing, but, there were no speakers. There being no further public input, Chairperson Braud closed the Public Hearing and asked the Commission for direction. John Raines requested that this matter be delayed until the next Meeting so additional research could be accomplished. He suggested that no action was needed.

**SPECIAL USE/CONDITIONAL USE:** Cathy Joseph – 7711 Weeks Island Road – Conversion of a Bank drive thru into a daiquiri and sandwich shop drive thru.

John Raines explained the particulars of the request.

Chairperson Braud opened the Public Hearing.

Cathy Joseph, applicant, addressed the Commission, explaining her proposed development scheme.

There being no further public input, Chairperson Braud closed the Public Hearing and asked the Commission for direction. Brock Pellerin made a Motion to approve the Special Use/Conditional Use, which was seconded by Nate Mitchell; the vote was unanimous. Chairperson Braud abstained.

**ADJOURNMENT:**

**There being no further business, Jude Hebert made a Motion to adjourn which was seconded by Dana Dugas; the vote was unanimous.**

**Submitted by John R. Raines  
Director of Permitting, Planning and Zoning**