

**MINUTES OF THE IBERIA PARISH REGIONAL PLANNING COMMISSION MEETING CONDUCTED ON
THURSDAY, AUGUST 26, 2010 AT 5:30PM IN THE IBERIA PARISH COUNCIL CHAMBERS
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: Dana Dugas, Tommy Granger, Jane Braud, Barbara Laviolette, Lanie Borel, and Bruce Dupray

MEMBERS ABSENT: Perry Judice and Ronald Fremin

OTHERS PRESENT: Dean Wattigny, John Raines, Kevin Hagerich and Julie Armentor

APPROVAL OF MINUTES: Bruce Dupray made a motion to approve the August 26, 2010 Minutes which was seconded by Lanie Borel; the vote was unanimous.

DEVELOPMENT REVIEW:

Agenda Item #1: Preliminary approval for a second extension for Teche Ridge located between Emile Verret and South Estate Drive. John Raines explained that original approval had been granted to this proposed development on October 10, 2007. John also explained that the Subdivision Regulation provide that all proposed developments have one year from the time of preliminary approval to submit construction plans for review by the appropriate departments and commence construction. If construction commences within that one year period, no additional approvals are required provided that construction continues in a forward motion. No forward progress, construction wise, has been taken within that initial year period and the preliminary approval will lapse unless the Planning Commission and the Parish Council grants extension. Ms. Lona Bourque addressed the Commission indicating that she thought all items were in compliance but that she would verify; she further indicated that if there were any outstanding items she would correct any deficiency. She further indicated that delays were also the result of ordinance creation and adoption which was outside of her control. The Southern Mutual Help Association had sought an extension previously, which was granted. A motion was granted to approve the second extension for another year by Tommy Granger and seconded by Bruce Dupray. The vote was unanimous.

Agenda Item #2: Preliminary approval for Blaine Broussard located in the 300 block of Ed Broussard Road adjacent to the Old Missouri Pacific Railroad. The site is comprised of approximately thirty three (33) acres which is zoned both Agricultural (A-1) and Industrial (I-1). Approximately three acres of the site is zoned Industrial which has commercial business on two acres. The remaining area is vacant. The overall site is being divided into five (5) lots. The fourth lot comprises approximately twenty (20) acre, and has a notation of "Iberia Parish School Board". The Authorized Agent indicated that Iberia Parish School Board will be purchasing the property and constructing an elementary school on the site

in the near future. The Authorized Agent, Paul Prince, requested the Planning Commission amend their approval from Preliminary Approval to Final Plan Approval; however, was denied as the action was advertised as Preliminary only.

The site is located across from Iberia Parish Policy Jury, Loreauville Park and Iberia Parish School Board property (the high school). Ed Broussard Road connects Main Street to Gondron Road and is fairly heavily trafficked and is a very narrow road. John Raines explained that a Drainage & Traffic Impact Analysis should be performed by the School Board should they purchase the property for the school.

Al Prosper owns property back to back from Mr. Broussard and he suggested that they will need an additional road because of the congestion this traffic will cause. Tommy Granger made a motion for Kevin to get with the Mayor of Loreauville for a second outlet through Loreauville which was seconded by Bruce Dupray.

Bruce Dupray made a motion to approve the preliminary approval conditional upon the items and conditions stated above which was seconded by Jane Braud; the vote was unanimous.

John suggested the Commission address the public's needs before continuing with the Planning Commission Meeting.

Bruce Dupray made a motion to temporarily close the meeting which was seconded by Lanie Borel; the vote was unanimous.

TEXT ADMENDMENTS:

Adoption of Sub Regs – John Raines suggested this be discussed at a later date.

DIRECTOR'S REPORT:

By-Laws - John Raines suggested a few changes to provide more flexibility to the Commission itself.

The Commission closed the Public Hearing and there being no further business, Tommy Granger made a motion to adjourn the Meeting which was seconded by Bruce Dupray; the vote was unanimous.

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