

**MINUTES OF THE IBERIA PARISH REGIONAL ZONING 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 Tommy Granger 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:** Jane Braud had a question about the minutes. Jane Braud felt the minutes, as submitted, needed further clarification and elaboration. The Commission made a motion to table the minutes.

**RECLASSIFICATION REQUESTS:**

**Agenda Item#1: Iberia Parish Permitting, Planning and Zoning – Northeastern Intersection of LA 3212/Admiral Doyle to Coteau Rd.** John Raines explained that the area mentioned above is zoned Agriculture and extends to the railroad tracks to the east and to the Air Base to the northwest. The area has existing commercial/industrial operations and some agriculture production as well. The zoning map also indicates that the northwest intersection of LA 3212 and Admiral Doyle Drive is zoned industrial and is the site of the Iberia Parish Air Base and a myriad of other industrial developments. There are other properties in the subject area that are being marketed for commercial and/or industrial development as well.

K and J Supply requested a building permit and discovered that they were zoned Agriculture. They would have to secure reclassification of the property. John Raines explained that the Department sponsored reconsideration of apparent oversights. As there were other properties in the area that were zoned Agricultural but utilized or marketed Industrially, Mr. Raines defined a larger area than just the K and J Supply site.

The Commission discussed at length the propriety of identifying a larger area for consideration than the actual site in need of the reclassification. They also discussed the propriety of commencing a reclassification process on property for which the Department had not received a written request. Some members of the Commission felt that every property owner in the area should have some type of written authorization or concurrence of reclassification prior to commencement of any consideration.

Jane Braud made a motion to approve a designated area from Industrial Boulevard to Airport Rd. which was seconded by Dana Dugas. The votes were five approved, one opposed.

**Agenda Item#2: Iberia Parish Permitting, Planning and Zoning - Roughly bounded by US Hwy. 90/College Road and Olivier Rd.** John Raines explained that this was the location of Mon Ami and an old paint and body shop on Jeanminette. Both facilities are zoned Mixed Residential and as such are considered non-conforming. The Mon Ami facility is still in operation whereas the paint and body shop has been vacant for quite awhile, but, could still maintain its non-conforming status. The property owner has a proposed buyer for the property who would like to have the property reclassified. John Raines explained that it was not vacant long enough to lose its non-conforming status and that a lawnmower shop was less offensive than a paint and body shop and could operate as a non-conforming use. John Raines also suggested that the zoning was an error and probably should have been zoned commercially. He went on to explain that this situation was similar to the previous discussion in that a larger area was defined for consideration. Mr. Raines explained that there were residences within the Study Area as well. He explained that inclusion in a Study Area did not automatically reclassify any property; the Zoning Commission had several alternatives available to them.

The Zoning Commission discussed the situation briefly and then opened the Meeting to public input. Mr. Achille Boutte and other neighbors opposed the rezoning. Mr. Boutte indicated that the area along College Road and Olivier Road was primarily large lot residential and he wanted to maintain the residential character for utilization by his family.

The Commission questioned if representatives from Mon Ami and/or the body shop were in attendance at the Meeting; there were no representatives for either facility.

Jane Braud made a motion to deny the request which was seconded by Dana Dugas; the vote was unanimous.

John suggested they adjourn the meeting and start the Board of Zoning Adjustments Meeting since the applicants were in the audience and waiting.

Lanie Borel made a motion to adjourn the meeting which was seconded by Jane Braud; the vote was unanimous.

**TEXT AMENDMENTS:**

Adoption of Ordinances -John Raines suggested this be discussed at a later date. This discussion is basically a repeat of the same explanation provided for the Sub Regs.

**DIRECTOR'S REPORT:**

By-Laws - John Raines suggested a few changes to provide more flexibility to the Commission itself. They discussed it further and he will make changes and submit again next meeting.

**ADJOURNMENT:**

There being no further business, Bruce Dupray made a motion to adjourn which was seconded by Dana Dugas; the vote was unanimous.

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