

**MINUTES OF THE IBERIA PARISH ZONING COMMISSION MEETING CONDUCTED ON
THURSDAY, APRIL 19, 2012 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: Bruce Dupray, Dana Dugas, Ronald Fremin, David Fangué, Jane Braud and Tommy Granger.

MEMBERS ABSENT: Barbara Laviolette, Lanie Borel and Perry Judice

OTHERS PRESENT: Jacque Cousin, Charles Rader

APPROVAL OF MINUTES: Dana Dugas made a motion to approve the March 15, 2012 minutes which was seconded by David Fangué; the vote was unanimous.

RECLASSIFICATION REQUESTS #1: Javeler Construction, Inc. – Located at 4406 Hwy 14, Lot #15, Lot #16 and Lot #17 – Reclassification from Mixed Residential (R-2) to Industrial (I-1).

Tommy Granger explained that the Commission had discussed this request at the last meeting and everyone had more or less received the information of what they wanted. Mr. Granger also stated that it was asked that the neighboring church had some questions and requested additional information on this reclassification and Mr. Granger said they were there to hear the follow up. Charles Rader explained that he had met with Frank Barber, the attorney representing the Church, and everything was okay.

Dana Dugas asked if Mr. Cross had met with the church owners and he said that the church owners were more concerned about the property in the back of them. Mr. Cross also said everything seemed to be fine with the Church owners since they were not changing anything, only the reclassification and the buffer would still be the same.

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

RECLASSIFICATION REQUESTS #2: Joey & Danita P. Broussard located at East Admiral Doyle Drive and Bob White Road– Reclassification from Agricultural (A-1) to Multi-Family (R-3).

Charles Rader addressed the Commission and explained the location of the property.

Mr. Joey Broussard explained what he had on his property at this time and discussed his plan to build a single story 2100 square foot duplex for rental purposes and showed the Commission a picture of the duplex. Jane Braud asked if he was going to have a buffer and Mr. Broussard said it already had a natural tree line.

Mr. Donald Lalande addressed the Commission and explained he owned property on the west side and was opposed to any zoning changes. Jane Braud asked for his reason for opposing and Mr. Lalande said if he wanted to build a \$300,000 to \$400,000 house on one side he did not want a duplex across from him.

Dana Dugas made a motion to change Tract 2 from Agricultural (A-1) to Residential (R-1) with a special use permit to allow two duplexes to be built on Tract 2; which was seconded by Ronald Fremin. The vote was unanimous.

Dana Dugas made a motion to expand the agenda for a case that was heard the previous month on Norman and Mona Hebert that requested information on Drainage Impact Analysis; which was seconded by Jane Braud. The vote was unanimous.

Dana Dugas requested that Mr. Charles Rader invite Mr. Herman Broussard to the meeting in case there were any questions concerning the Drainage Impact Analysis.

Tommy Granger updated the Commission on what had taken place with Norman and Mona Hebert which was approved contingent upon a Drainage Impact Analysis in the previous meeting. He also stated that Matt Landry had some information for the Commission.

Matt Landry addressed the Commission and said about three weeks ago Mr. Hebert called him requesting a Drainage Impact Analysis. Mr. Landry stated that a ball park price for a Drainage Impact Analysis ranges from \$5,000 to \$20,000 depending on the nature of the area, and structures in the area. He gave the Commissioner some plans to look over and explained about the drainage. According to Mr. Landry, Mr. Hebert has the lowest property of all the neighbors so his drainage should not affect any neighbors.

After hearing Mr. Landry's opinion, Ronald Fremin made a new motion to approve the request without the contingency of a Drainage Impact Analysis which was seconded by Dana Dugas. The vote was unanimous.

Mr. Tommy Granger addressed Mr. Bruce Dupray who has put in his resignation due to a new job. Mr. Granger said it was a pleasure to work with Mr. Dupray and they wished him luck on his new job.

Charles Rader addressed the Commission concerning an item from a previous meeting concerning Chart Entergy Services in reference to a variance. Mr. Matt Landry spoke to the Commission about this project coming to a completion and Chart Energy is requesting to add

additional 1500 square feet to their building and was asking to expand the existing permit. Mr. Landry said he is requesting an approval for the additional square footage below base flood elevation contingent upon louvers same as last project. He said it was just a continuation of this project.

Jane Braud said that they do not do anything verbally and suggested some type of paperwork.

Charles Rader spoke and said Chart Energy was trying to complete their facility and also said that they had received the final Fire Marshall Report on their entire facility and they had made a decision to add a very small section. He said it was unique to the Port of Iberia of using louvers and he said we were trying to expedite business and we did not want to hold Chart Energy back.

Jane Braud asked if this was on the agenda or advertised and Mr. Rader said no. Ms. Braud said that this was why they have public notice sessions for even a small addition. She also said that they had addressed quite a few agenda items last year and if everyone just wanted to verbally expand on what they approved last year than there would be no point in a public hearing process. Charles Rader said he was not in disagreement with them.

Ronald Fremin spoke and said this probably should have not even been brought to the Iberia Parish Planning and Zoning, it should be a permit issue.

Dana Dugas asked Mr. Jacque Cousin about calling special meetings and advertisements for meetings and the time period. Mr. Cousin said it was not a long period for advertisements for meetings, but he said he did not think you can take any action on rezoning without going through the rezoning process which requires notification of adjacent property owners, advertisements and signage.

DIRECTOR'S REPORT: None at this time.

ADJOURNMENT:

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

**Submitted by Charles C. Rader
Director of Permitting, Planning and Zoning Department**