

**MINUTES OF THE IBERIA PARISH REGIONAL ZONING COMMISSION MEETING CONDUCTED ON
THURSDAY, DECEMBER 18, 2014 AT 5:30PM IN THE IBERIA PARISH COUNCIL CHAMBERS LOCATED AT
300 IBERIA STREET, NEW IBERIA, LA. 70560**

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

MEMBERS PRESENT: Jane Braud, Dana Dugas, Perry Judice, Nathaniel Mitchell, Glenn Crappell and David Fangue and Jude Hebert

MEMBERS ABSENT: Ronald Fremin and Butch Bourgeois

OTHERS PRESENT: John R. Raines and Julie Armentor

APPROVAL OF MINUTES: Dana Dugas made a Motion to Accept the November 20, 2014 Zoning Commission Meeting Minutes which was seconded by Perry Judice; the vote was unanimous.

RECLASSIFICATION REQUESTS #1: Consideration of Originally Assigned Zoning Classification to the 2100 Block of West Old Spanish Trail

John Raines explained that at the time of the adoption of the Zoning Ordinance for Iberia Parish, the 2100 Block of West Old Spanish Trail was assigned a Zoning Classification of Mixed Residential (R-2) even though "long standing" businesses were located within the area. He explained that the perceived inconsistency recently appeared as one of the property owners questioned the Zoning as part of a potential sale. Realizing that the property was zoned Mixed Residential (R-2) instead of Commercial (C-2), which is prevalent in the area, the Department commenced a reconsideration effort. The Department feels that reclassification of the property to commercial is more appropriate than the existing residential classification and recommends that the Commission make a similar recommendation to the Council.

Chairperson Braud requested public input and there being none, closed the Public Hearing and requested guidance from the Commission. Dana Dugas made a Motion to recommend General Business Commercial (C-2) which was seconded by Perry Judice; the vote was unanimous.

RECLASSIFICATION REQUESTS #2: D and H Assets LLC, North of Hwy 90, west of Blanchard Road

John R. Raines explained that the original request was for thirty (30) acres which had now been reduced to only two acres to accommodate an existing business on the property. The site is zoned agriculturally and the applicant was requesting a Light Industry Zoning Classification. The Commission had recently recommended adoption of a Light Industrial Classification as well as a Heavy Industrial Classification in order to segregate less obtrusive industrial uses from more obtrusive ones. The applicant was in favor of the Light Industrial Classification.

John R. Raines recommended the Light Industrial Classification be assigned to the site. Chairperson Braud requested public input and the applicant echoed the sentiments of Mr. Raines and requested the Light Industrial Classification. There being no further public input, she closed the Public Hearing and requested guidance from the Commission. Dana Dugas made a Motion to approve the reclassification from Agricultural (A-1) to Light Industrial which was seconded by Perry Judice; the vote was unanimous.

RECLASSIFICATION REQUESTS #3: D and H Assets LLC (Three), North of Hwy 90, west of Blanchard Road

John R. Raines explained that the original request was for fifty nine (59) acres but was now only six acres. The site is zoned agriculturally and the applicant was requesting a Light Industry Zoning Classification. The Commission had recently recommended adoption of a Light Industrial Classification as well as a Heavy Industrial Classification in order to segregate less obtrusive industrial uses from more obtrusive ones. The applicant was in favor of the Light Industrial Classification.

John R. Raines recommended the Light Industrial Classification be assigned to the site. Chairperson Braud requested public input and the applicant echoed the sentiments of Mr. Raines and requested the Light Industrial Classification. There being no further public input, she closed the Public Hearing and requested guidance from the Commission. Jude Hebert made a Motion to Approve the reclassification from Agricultural (A-1) to Light Industrial which was seconded by Glenn Crappell; the vote was unanimous.

RECLASSIFICATION REQUESTS #4: Van Pathammavong, 3809 Captain Cade Road

John R. Raines explained that the site in question is zoned Mixed Residential (R-2) and has one house (currently being used as a commercial operation), and ten (10) mobile homes on the site. He explained further that five (5) of the mobile homes existed at the time of adoption of the Zoning Ordinance and were considered "grandfathered". The remaining five (5) had recently been moved without benefit of permits. He explained further that permits would not be approved for the site as the site is not zoned for a mobile home park and the applicant only had two opportunities: reclassify the property and/or remove the mobile homes from the site.

Chairperson Braud opened the Public Hearing and a representative of the Van Pathammavong family addressed the Commission indicating that the family had always intended to develop the site for ten mobile homes, but, economic problems and other extraneous difficulties had delayed the project. She indicated that the family would comply with any requirement needed to construct a mobile home park and requested a favorable recommendation from the Commission. Additional information was provided by area residents, (C.J. Babineaux and family) who were very opposed to possible expansion of the existing facility citing property devaluations, disruption of the residential character of the area, excessive use of the property, intrusive into the serenity of the area and overall nuisance problems. Mr. Babineaux, on behalf of his family, submitted a petition in opposition which is included in the

public record as well as pictures of the site. They also protested the existence of the trucking operation at the entrance to the site.

Nolan Galley also addressed the Commission, indicating that he was an adjoining property owner who had complied with all the rules and regulations, yet this property owner moved trailers without permits. He requested the Commission to deny the reclassification request and have the trailers removed from the site.

Chairperson Braud requested additional public input and there being none closed the Public Hearing and requested guidance from the Commission; Nathaniel Mitchell made a Motion to approve the reclassification request, provided it complied with all applicable regulations if approved, which died for lack of a second. Dana Dugas made a Motion to deny the request, which was seconded by Perry Judice; the vote was unanimous.

SPECIAL USE/CONDITIONAL USE PERMIT REQUEST #1: Teddy Sonnier, Interpretation of Kennel Utilization in a Residentially Zoned Area

John R. Raines explained that Mr. Sonnier raises dogs on his property at 110 Cestia Drive. Complaints were raised by area residents and Mr. Raines inspected the property. His inspection suggested that the property was being used as a kennel and he sent a Violation to Mr. Sonnier. Mr. Sonnier responded that the site is not being used as a kennel as all the dogs on the property are his personal property and he does not breed at this location but another location on Jefferson Island Road. Mr. Raines then indicated that he disagreed and advised Mr. Sonnier to either remove the dogs or Mr. Raines would submit the Zoning Violation to the District Attorney for prosecution. Mr. Sonnier indicated he would request reclassification of the property and Mr. Raines suggested a better course of action would be to request a Special Use/Conditional Use Permit process instead.

Chairperson Braud opened the Public Hearing and Brad Sonnier, Mr. Sonnier's son, addressed the Commission indicating that the animals were privately owned and that no breeding occurred at the site and they did not board other dogs for fee. He suggested that the kennels were for personal use only and should not be classified as a business. He answered several questions about the operation and requested a favorable consideration and recommendation. Several nearby property owners addressed the Commission indicating their opposition:

- David Cestia was opposed to the operation indicating that the dogs made too much noise.
- Anthony Bourque indicated that he had counted thirteen (13) dogs on the property and that was too many dogs for a small piece of property. He had to construct a six foot high sheet metal fence to separate his property from the kennel.
- Tony Neuville addressed the Commission questioning liability concerns and complaining about the noise and stink of the animals.
- Mayor Broussard of Loreauville also complained about the animals and indicated that they (the animals) were a nuisance and a health hazard.

- Donna Neuville also was opposed to the breeding of the dogs as she considered that a commercial operation in a residentially zoned area.

Chairperson Braud requested additional public input and there being none, closed the Public Hearing and requested guidance from the Commissioners. Nathaniel Mitchell made a Motion to deny the request which was seconded by Dana Dugas; the vote was unanimous.

DIRECTOR'S REPORT: None

ADJOURNMENT: Glenn Crappell made a Motion to adjourn which was seconded by David Fanguie; the vote was unanimous

**Respectfully Submitted
John R. Raines**