

**MINUTES OF THE IBERIA PARISH ZONING COMMISSION MEETING CONDUCTED ON
THURSDAY, DECEMBER 20, 2012 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, Jane Braud, Lanie Borel, David Fangué, Nathaniel Mitchell and Butch Bourgeois

MEMBERS ABSENT: Perry Judice, Ronald Fremin and Barbara Laviolette

OTHERS PRESENT: John Raines, Julie Armentor and Carmen Judice

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

John Raines recommended that the Zoning Commission act on Reclassification Requests 1 and 3 since it was the same owner.

RECLASSIFICATION REQUEST #1: Southern Constructors, LLC – Located between 1219 and 1309 Darnall Road – Reclassification request from Agricultural (A-1) to General Business (C-2). John Raines explained where the property was located and that the rezoning request was for the owner to build an office and a shop space since they have limited space now.

Mr. David Moore represented the owners and said they wanted to rezone the front property only for their construction business. He said they intended to build an office and a shop to store their materials and equipment and actually run their business from this area.

Mr. Kerry Van Brocklin addressed the Commission and said he and his neighbors opposed this rezoning. He said the lot was small and he did not see how they could put a building there without affecting the neighbors on both sides. Mr. Van Brocklin also said he had a petition with signatures that were opposing this rezoning.

Mr. Panhmaha Sisavath said he lived right next door and he would like to keep it as agricultural and not commercial. Mr. Sisavath said he was worried about noise and also about the traffic it would have.

Nathaniel Mitchell made a motion to deny the request which was seconded by David Fangué; the vote was three to deny and two in favor of it.

RECLASSIFICATION REQUEST #2: Segura Properties, LLC – Located between 6203 and 6406 Hwy 90 E - Reclassification request from Agricultural (A-1) to Industrial (I-1) – John Raines explained the location of the property and also that this owner was the same as the Southern Constructors, LLC request. He explained that the owner was requesting Industrial reclassification because it was adjacent to a large industrial company.

Roger Duncan asked if the neighbor that lived right next door had called and John said he did not recall anything.

Perry Segura addressed the Commission and explained that this was part of the tract that he had sold to Two M which has a big company south of this area. Mr. Segura also said they were talking about trying to get jobs into the community and this would be a good fit for this business.

Jane Braud made a motion to approve the rezoning request because it is contiguous with an existing Industrial (I-I) which was seconded by Lanie Borel; vote was unanimous.

RECLASSIFICATION REQUEST #3: Property Owners of Bayou Jack Campsite – Located at Bayou Jack – Reclassification request from Mixed Residential (R-2) to Residential (R-1). John Raines explained the location of the property and that the covenants indicated that mobile homes, trailers and FEMA trailers were not allowed. He explained that the property owners were trying to stop the further encroachment of mobile homes, trailers, etc. into their neighborhood. Mr. Raines explained that he received a petition from the property owners. He explained the reason for the Residential (R-1) classification is because it prohibits mobile homes and trailers. He stated that it would be just a discontinuance of that allowance and it would not make anyone who is there now leave. Jane Braud asked if the request is approved and someone's mobile home catches on fire and loses it, what happens then. John explained that the ordinance has a provision for non-conforming uses so that if an accident occurs and the trailer is destroyed by public enemy or Act of God it can be replaced as is within a one year period.

Mr. Raines also explained that we did not keep track of the covenants and we were not a party to the covenants so we can't enforce them.

Mr. Raines stated that we did post signs and notified neighbors of the rezoning reclassification.

Jane Braud asked about the petition if it covered the majority of the property owners and Mr. Raines said it did. Mr. Raines explained that the ordinance does say that a petition on behalf of multiple ownership can be affected if 51% or more sign the petition.

Mr. Leon Millet said he had passed the petition and explained that due to hurricanes, trailers were able to move into their areas. Mr. Millet said it did prohibit anyone with a camper as a permanent resident.

Ms. Margaret Gonsoulin explained that the Bayou Jack Campsite was originally set up as a marina and not for trailers.

Roger Duncan said he was in favor of the Residential (R-1) zoning and that he was under the understanding that the people who were there would be grandfathered in and that this reclassification would be for future residents only.

Several property owners addressed the Commission.

Jane Braud made a motion to approve the reclassification request because there were a majority of the property owners that signed the petition to rezone which was seconded by Lanie Borel; the vote was unanimous.

SPECIAL USE/CONDITIONAL USE PERMIT: Shane and Angela Crochet – Application to construct a prep kitchen for a catering business proposed to be located at 5809 Northside Road – Mr. John Raines addressed the Commissioners and explained the location of the prep kitchen for catering business for special occasions.

Mr. Shane Crochet addressed the Commission and explained that they needed an area to prepare and an area to store. He said they just wanted an area to prepare their foods until they could bring it on site to be served. He said they had a 24 x 30 building that would need updates and there would be no events taking place at this building. Mr. Crochet said this would be just a part time job since they are both employed full time. There were no public comments at this time.

Lanie Borel made a motion to approve the special use/conditional use permit to construct a prep kitchen for a catering business which was seconded by Butch Bourgeois; the vote was unanimous.

DIRECTOR'S REPORT: None

ADJOURNMENT:

Nathaniel Mitchell made a motion to adjourn which was seconded by Lanie Borel and approved unanimously.

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

