

**MINUTES OF THE IBERIA PARISH REGIONAL ZONING COMMISSION MEETING CONDUCTED ON
THURSDAY FEBRUARY 17, 2011 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, Tommy Granger, Lanie Borel, Jane Braud, Ronald Fremin, Dana Dugas, Barbara Laviolette, Perry Judice and David Fangué

MEMBERS ABSENT: None

OTHERS PRESENT: Dean Wattigny, Julie Armentor and John Raines

APPROVAL OF MINUTES: Dana Dugas made a motion to approve the January 20, 2011 minutes which was seconded by Ronald Fremin; the vote was unanimous.

RECLASSIFICATION REQUESTS:

Agenda Item #1: David Mortuary, LLC property located on Hwy 88/Coteau Road –
Reclassification from Mixed Residential (R-2) to General Business (C-2). John Raines explained the site's location. Mr. Raines also explained that everything in that area was zoned Mixed Residential (R-2). A request has been made to change the zoning to General Business (C-2) which is the classification required for a funeral home or mortuary. He also explained that the Commission requested a Traffic Impact Study which was provided by Dean Tekell and according to the study he indicated that the Coteau Highway carried approximately 6700 vehicles per day and he explained that the impact of the project would be minimal.

Mr. Raines was asked if this was the only property to be rezoned by Tommy Granger and he stated that normally he would not recommend a Commercial classification at all but because of the funeral home's uniqueness of the operation it is required to be in a Commercial classification. His recommendation was to grant it approval conditional upon a funeral home only.

Jimmy Landry said that the request was for reclassification from Mixed Residential (R-2) to General Business(C-2) and not a Special Use/Conditional Use and that if they changed this for a funeral home later on down the road they can argue that this commercial zoning is allow. Tommy Granger said that they would make the request to be a conditional one.

Mr. Danny David addressed the Commission and said that for the people that were concerned about the traffic flow, the funeral director does not schedule funerals the priest scheduled the funerals. He also said that the priest was aware of the times of the school traffic and whether or not the funeral is in Coteau are coming from New Iberia the traffic problem would be the same.

Stacy Vincent gave the Commission a petition that was signed by residents in that area. She stated that this was a residential area and that they wanted to keep it that way. She suggested the businesses move to Hwy 90 instead of Coteau area.

Cathy Mouton addressed the Commission and asked what would happen to the over flow of parking when there would be a prominent person at the funeral home since they cannot use the church or the school parking lots. She said there were no shoulders and no sidewalks.

Mr. Allen Douet, who resides next door to the property, said that there was a traffic study that was done on Hwy. 88 and he did not know when it was done but he said within that last year there were three intersections where people could cut across and they are gone and now Hwy 88 has increased traffic.

Ronald Fremin suggested that he would like an update of the Traffic Study since this one was dated back to 2008. He also stated that since he lived in the area he noticed that the traffic has increased quite a bit since the overpass was constructed.

Other residents were in opposition of the reclassification.

Jane Braud made a motion to approve this request as a special use/conditional use permit only for funeral home or mortuary and to include the updated traffic study. Dana Dugas seconded the motion and the vote was unanimous.

TEXT AMENDMENT #1: Dept. of Permitting, Planning and Zoning Unincorporated Portions of Iberia Parish - John Raines said that we were putting together a step by step procedure wherein the Commission sees something that was incorrectly zoned it would initiate an activity to consider if you wanted to change zoning or not. There will be more discussion next meeting.

TEXT AMENDMENT #2: Adoption of updated Zoning Ordinance – John explained that we were putting everything into one document to remove it from the Council’s Codified Ordinance Book.

DIRECTOR’S REPORT: John Raines requested that the Director’s Report be deferred until the March 17, 2011 meeting.

OTHER BUSINESS: None

ADJOURNMENT: Dana Dugas made a motion to adjourn which was seconded by Lanie Borel; the vote was unanimous.

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