

**MINUTES OF THE IBERIA PARISH REGIONAL ZONING COMMISSION MEETING CONDUCTED ON
THURSDAY, FEBRUARY 27, 2014 AT 5:30 PM IN THE IBERIA PARISH COUNCIL CHAMBERS LOCATED
AT 300 IBERIA STREET, NEW IBERIA, LOUISIANA 70560**

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

MEMBERS PRESENT: David Fangué, Lanie Borel, Jane Braud, Dana Dugas, Ronald Fremin and Perry Judice

MEMBERS ABSENT: Butch Bourgeois and Nate Mitchell

OTHERS PRESENT: John R. Raines

APPROVAL OF MINUTES: Dana Dugas made a Motion to approve the Minutes which was seconded by Lanie Borel ; the vote was unanimous.

RECLASSIFICATION REQUEST #1: Craig Romero, located South of the intersection of Melancon Road and Coteau Road/Hwy 88, reclassification request from Mixed Residential (R-2) to General Business Commercial (C-2).

John Raines explained the location of the property, the request, and that the original request was for a mobile home park but the applicant had withdrawn the request and requested to modify it to General Business Commercial (C-2). He explained further that several inquiries had been received questioning whether or not the General Business Commercial (C-2) allowed a Mobile Home Park as a permitted use. Mr. Raines explained affirmatively. He went on to say that the office had not received any complaints about the commercialism along the Coteau Road...only opposition to a possible Mobile Home Park.

Chairperson Jane Braud asked if the Commissioners had any questions, and, there being none, opened the Public Hearing. She asked if the applicant or representative was available. The applicant was not available and she reminded the Commission that their policy was to delay action on a request if the applicant or representative was not available.

Ronald Fremin made a Motion to Table which was seconded by David Fangué; the vote was unanimous.

RECLASSIFICATION REQUEST #2: Andrea Kilchrist, Located East of Hwy 83/South of Hwy 90 Frontage Road. Reclassification request from General Business Commercial (C-2) to Industrial (I-1).

John Raines explained the location and stated that Andrea Kilchrist's property is being used as a staging area for construction debris which does not have to be in an Industrially Zoned Area but could

be in any area. He indicated that this matter had been tabled at the January 16, 2014 Meeting as there were no specific development plans for the site. He explained that the office had not received any additional information on the potential development of the site.

Chairperson Jane Braud asked if the Commissioners had any questions, and, there being none, opened the Public Hearing.

Mrs. Kilchrist, the applicant, addressed the Commission indicating that she did not have any concrete plans but requested the reclassification to provide greater flexibility and marketability to the site. She explained that the site is currently being utilized and has been under contract for some time.

Mike Andrus indicated that a new Hazardous Materials Industrial Classification was implemented and Mrs. Kilchrist should have made her request accordingly. Mr. Raines explained that the Hazardous Material Industrial Zoning Classification was not under consideration at this time, and, was not germane to the applicant's request.

Mark Lecompte, representing the Jehovah's Witnesses the adjoining property, addressed the Commission and indicated that he did not think his Church would have any objections.

Mrs. Kilchrist readdressed the Commission indicating that her reclassification request was for Industrial only, not Hazardous Material Industrial Zoning.

There being no more public input, Chairperson Braud closed the Public Hearing and asked the Commission for direction.

Ron Fremin made a Motion to approve the Industrial reclassification request, which was seconded by Lanie Borel; the vote was Borel, Braud, Fangue, Fremin, Judice in support with Dugas in opposition.

RECLASSIFICATION REQUEST # 3: Iberia 6, LLC, located north of 3500 Paul Segura Parkway.
Reclassification request from Agricultural (A-1) to Industrial (I-1).

John Raines explained the request and the history of reclassifications in the general area. He explained the relationship of the property in question to a previous reclassification request and that this request had no connectivity to Freetown Road. John Raines indicated that the Department recommended approval of the reclassification request and that he, John Raines, had received a letter of support from Councilmen Curtis Boudoin, Troy Comeaux, David Ditch, Ricky Gonsoulin, and Roger Duncan expressing support for the reclassification request of Paul Beaulieu.

Chairperson Jane Braud asked if the Commissioners had any questions, and, there being none, opened the Public Hearing.

Paul Beaulieu, Authorized Agent, addressed the Commission explaining the Industrial request and indicated that he had signed a “confidentiality agreement” which precluded him from providing specific information on the development proposed for the site. He did indicate that it was industrial in nature and would complement Paul Segura Industrial Park. Mr. Beaulieu indicated that he had letters of support from all the adjoining property owners, and, handed out a package to the Commissioners.

Jerrod Suire, Freetown Road Property Owner, addressed the Commission indicating that he was not necessary opposed to the project, nor, was he supportive of the project. Considering the amount of light emanating from the nearby industrial park, he was concerned that further development would be obnoxious to the Freetown residents. He wanted restrictions of the lighting.

Mr. Raines explained that lighting of the proposed site was not the subject of the Meeting.

Mr. Beaulieu indicated that he would be pleased to discuss lighting details with Mr. Suire.

Ms. Lynn Bates, addressed the Commission, indicating she supported any position of Mr. Suire.

Steve Bates addressed the Commission, indication concerns for the wildlife in the area that may be impacted by the continued industrial development of the area.

There being no more public input, Chairperson Braud closed the Public Hearing and asked the Commission for direction.

Dana Dugas made a Motion to approve the reclassification request, which was seconded by Ronald Fremin; the vote was unanimous.

RECLASSIFICATION REQUEST #4: Melvin James Darby, located in the 6000 Block of Avery Island Road, from Manufactured (Mobile) Home Park (R-4) to General Business (C-2).

John Raines explained the particulars of the reclassification request. He explained that the original reclassification request was for the Boutte’s who wanted to develop a recreational vehicle park which never materialized. Mr. Darby purchased the property and wants to build cabins on the site. Mr. Raines indicated that the proposal was on the Agenda as two (2) separate items: one a reclassification request and secondly as a Special Use/Conditional Use Permit. He explained that either option could accomplish Mr. Darby’s request.

He explained that the reclassification request, if approved, would provide for any type of land use allowed in the General Business Classification should Mr. Darby change his mind on building cabins. He explained further that if the Special Use/Conditional Use Permit were granted, Mr. Darby could only construct cabins as shown on the submitted layout plan.

Chairperson Jane Braud asked if the Commissioners had any questions, and, there being none, opened the Public Hearing.

Mr. Darby addressed the Commission indicating that he only wanted to construct cabins and did not want to use the land for any other purpose. He indicated that he didn't need the reclassification if he could achieve the Special Use/Conditional Use Permit.

Lola Hilton, 5918 Avery Island Road property owner, addressed the Commission in opposition to the reclassification request. She opposed the reclassification the rezoning was too open-ended, the location was in a dangerous curve, the cabins would have to be elevated and felt the primary marketing population would be the elderly and the handicapped.

There being no more public input, Chairperson Braud closed the Public Hearing and asked the Commission for direction.

Dana Dugas made a Motion to deny, which was seconded by Lanie Borel; the vote was unanimous.

Special Use/Conditional Use Permit #1: Melvin James Darby, located in the 6000 Block of Avery Island Road; Approval to Alter Special Use/Conditional Use Permit.

John Raines explained that in 2010 the Boutte's were granted a Special Use/Conditional Use Permit for the site to place recreational vehicles on the property. The Boutte's never exercised their approval to construct the recreational vehicle park and the Darby's purchased the property thinking they might pursue the recreational vehicle concept. After considering the economics of same, they opted to request approval to construct individual cabins. They were advised and they understand that, if approved, the layout submitted will be the only layout approved for construction and that any significant deviation would require subsequent approval from the Commission.

Chairperson Jane Braud asked if the Commissioners had any questions, and, there being none, opened the Public Hearing.

Mr. Darby requested approval.

Lola Hilton expressed opposition.

There being no more public input, Chairperson Braud closed the Public Hearing and asked the Commission for direction.

Ronald Fremin made a Motion to approve the submitted Special Use/Conditional Use Permit, which was seconded by Dana Dugas; the vote was unanimous.

Chairperson Braud called for the Director's Report and Mr. Raines announced that Craig Romero, the first reclassification applicant, had arrived late and was now in the audience. He suggested that the Commissioners consider his reclassification request first.

Ronald Fremin made a Motion to Reopen the Agenda, which was seconded by Perry Judice; the vote was unanimous.

RECLASSIFICATION REQUEST #1: Craig Romero, located South of the intersection of Melancon Road and Coteau Road/Hwy 88, reclassification request from Mixed Residential (R-2) to General Business Commercial (C-2).

John Raines explained the location of the property, the request, and that the original request was for a mobile home park but the applicant had withdrawn the request and requested to modify it to General Business Commercial (C-2). He explained further that several inquiries had been received questioning whether or not the General Business Commercial (C-2) allowed a Mobile Home Park as a permitted use. Mr. Raines explained affirmatively. He went on to say that the office had not received any complaints about the commercialism along the Coteau Road...only opposition to a possible Mobile Home Park.

Craig Romero, the applicant, addressed the Commission and indicated that he had forsaken the idea of a Mobile Home Park and was only interested in marketing the property for commercial purposes. Mr. Romero indicated that he would be in agreement with an exception to a Mobile Home Park on the property and encouraged the Commission to do so.

There being no more public input, Chairperson Braud closed the Public Hearing and asked the Commission for direction.

Lanie Borel made a Motion to approve the reclassification request, with a prohibition on mobile home parks, which was seconded by Ronald Fremin; the vote was unanimous.

Directors Report:

Mr. Raines explained that that he had received a request for a Family Partition for the Eric Istre property which is under advisement by Jacques Cousin. He indicated that new regulations for Family Partitions were necessary and he would be providing them in the near future.

ADJOURNMENT:

There being no further business, 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