

**MINUTES OF THE IBERIA PARISH ZONING COMMISSION MEETING CONDUCTED ON
THURSDAY, FEBRUARY 16, 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 , Perry Judice, Lanie Borel, Jane Braud, Ronald Fremin, David Fangué, and Tommy Granger.

MEMBERS ABSENT: Barbara Laviolette

OTHERS PRESENT: Jacque Cousin, Charles Rader and Julie Armentor

APPROVAL OF MINUTES: Bruce Dupray made a motion to approve the January 19, 2012 minutes which was seconded by Jane Braud; the vote was unanimous.

RECLASSIFICATION REQUESTS: Norman & Mona Hebert - Located at 4009 Darnall Rd. Lot 1 – Reclassification from Mixed Residential (R-2) to Commercial (C-2).

Charlie Rader addressed the Commission and explained the location and surrounding areas. He stated that Mr. Hebert already has a storage facility there and he wanted to expand. The Commission had asked Mr. Hebert to come back this meeting with the site plan of his future development so he would not have to continue coming back as he decides to development more storage facilities.

Mr. Hebert spoke to the Commission about buying the property twelve years ago and decided he wanted to do something with it. He said he spent quite a bit of money on the property and hauled quite a bit of dirt and he is installing some nice storage facilities. Mr. Granger asked about the elevation on his flood zone property. Mr. Hebert said it drains well now but he will have to add more dirt. Mr. Hebert said he would be putting up a fence but he wanted to make sure the drainage was good.

Ronald Fremin said along with the fencing, the parish would require for Mr. Hebert to get a Drainage Impact Study.

Ms. Janice Derise wanted to know how this rezoning was going to affect their property. The Commission said it should not affect her at all since Mr. Hebert's property was behind Commercial property.

After further deliberation, Dana Dugas made a motion to approve the reclassification contingent upon a Drainage Impact Study being done and a privacy fence being installed between Mr. Hebert and the back property owner. The motion was seconded by Ronald Fremin; the vote was unanimous.

RECLASSIFICATION REQUESTS: Andrea Kilcharist – Located at 2414 E. Hwy 90 – Reclassification from Agricultural (A-I) to Industrial (I-I).

Randy Gonsoulin addressed the Commission and explained that he had a prospective buyer for the property in question and the buyer wanted to construct an aggregate and concrete recycling facility which is pending for Industrial approval. He explained to the Commission what section of the property they were looking at. He also explained about where the floodway and flood zones were.

Mr. David Fangué asked why didn't he just rezone the right side of the property where the buyer is wanting to purchase and Mr. Gonsoulin said the owner is wanting to sell all the property and they had intentions of putting a road (60') easement down the middle of the property. Mr. Gonsoulin said at first they wanted to rezone the entire property but after speaking with Mrs. Carmen Judice, who is the Floodplain Administrator for the parish, it was determined that this area was also in a floodway and because of the floodway they decided to try to rezone the right side of the property and exclude what is in the floodway since they could not make use of that property.

Mr. Mike Andrus spoke to the Commission and said he did not want to stop progress and he did not have a problem with the I-I zoning. Mr. Andrus said he wanted to make sure that there would be a buffer zone between the Industrial zone and their residential property. He also said they should make the Industrial Zone off of Hwy 90 and not in the back. Mr. Andrus said he did not mind if they granted Mr. Fell a Special Use/Conditional Use Permit for the land that he wanted to purchase but not all of the property.

Mr. Errol Viator addressed the Commission and said he lived off of Jack Brooks Road and they have a sand blasting place behind his house and the wind blows all the sand in their area and he was worried about the concrete dust that this aggregate and concrete facility would create. He said he was worried about the people's health. He said he was also concerned about the road. Mr. Viator also asked if this was a crushing area would it have to be fenced in.

Mrs. Helen Kilchrist said she was a cane farmer and wanted to know what all the garbage out there was going to do to their cane. She also said there was going to be a church going up right on the side of that property and that this aggregate and concrete facility was invading all their property just for one person.

Mr. Jim McGlassen associated with the church property said his concern is with the wind blowing concrete dust in their area covering their cars if they decided to build a church. He said

they would also have services there four nights a week and during the day and he was also worried about the noise and air pollution.

Mr. John Fell who is interested in possibly purchasing the property for the concrete facility addressed the concerns of the residents. Mr. Fell said he had other companies in four different areas with the main one in Scott, Louisiana and it is kept neat and clean.

Mr. Fell explained that one of the reasons they were looking at moving south was because of a room issue. They do not have enough room where they are currently. He explained that they were working with the City of New Iberia. He explained about the DEQ issues dealing with the dust and said they had a dust suppressant system that runs water to keep the dust down. He said it was like a misting system so they would not have any holding water. He also spoke about the noise issue and said they normally work Monday – Friday from 7: 00 a.m. to 4:00 or 5:00 pm and occasionally on Saturdays.

Jane Braud asked Mr. Fell if the Commission would entertain the idea of granting a Special Use/Conditional Use Permit that would allow him to do his type of business on the property but not rezone the property if this would deter him in any way of purchasing the property. Mr. Fell said no but he would like to see it rezoned at least Commercial for his long term plan. He said he would consider that option but he may not always want to have a concrete crushing business later on in the future.

Charles Rader addressed the Commission and said they needed to have accurate plans with the site, he also said he agreed with the Special Use/Conditional Use Permit and he also suggested that if it were not used for a period of six months then Mr. Fell would no longer have a Special Use/Conditional Use Permit.

After further deliberation, Jane Braud made a motion to grant the applicant a Special Use/Conditional Use permit contingent for the purpose of constructing an aggregate and concrete recycling facility and relative to the buffer requirements she suggested that the owner construct a buffer between the church property and any residential properties excluding the agricultural properties. The motion was seconded by Dana Dugas; the vote was unanimous.

DIRECTOR'S REPORT: None at this time.

ADJOURNMENT:

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

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

