

**MINUTES OF THE IBERIA PARISH ZONING COMMISSION MEETING CONDUCTED ON  
THURSDAY, FEBRUARY 21, 2013 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, Barbara Laviolette, Butch Bourgeois, David Fangué, Ronald Fremin, Nathaniel Mitchell, Jane Braud and Lanie Borel.

**MEMBERS ABSENT:** Perry Judice

**OTHERS PRESENT:** John Raines and Julie Armentor

**APPROVAL OF MINUTES:** Ronald Fremin made a motion to approve the January 17, 2013 minutes which was seconded by Butch Bourgeois; the vote was unanimous.

**RECLASSIFICATION REQUEST #1:** Alton G. Barbin – Located on HWY 90 Frontage Road HWY 14 - Requested reclassification from Mixed Residential (R-2) to Commercial General Business (C-2).

John Raines explained the location of the property and the zoning surrounding it. Mr. Raines said that there should be no difficulty with the commercial development at that location. He also said the only concern he had would be design constraints because of the Frontage road that will have limitations and HWY 14 which is a short distance away that has to be addressed for access management and the site will need to be platted and will be required to submit a traffic access plan prior to approval.

Mr. Flint Zerange addressed the Commission and explained that the property was for sale and also that he was representing both property owners. Mr. Zerange said he wanted to make sure that the property was zoned Commercial before they did any platting and moved any further.

After further deliberation, David Fangué made a motion to approve the request, which was seconded by Lanie Borel; the vote was unanimous.

**RECLASSIFICATION REQUEST #2:** Linda L. Boudreaux, Gabrielle Hebert and Charles R. Lassalle, Jr. – Located on HWY 90 Frontage Road HWY 14 – Requested reclassification from Mixed Residential (R-2) to Commercial General Business (C-2).

John Raines explained the location of the property and said that it was adjacent to Mr. Alton Barbin's property. No Public input.

Mr. Nathaniel Mitchell made a motion to approve the request, which was seconded by Ronald Fremin; the vote was unanimous.

**TEXT ADMENDMENTS:**

1. Sign Regulations – John Raines explained that the Zoning Ordinance did not have sign regulations. He said that they are prohibited in certain areas but there are no stipulations. John asked if the Commission wanted to have regulations and the Commission said they did. He explained about on-site signs and off-site signs. The Commission requested submittal of proposed sign regulations.
2. Buffer Requirements – John Raines said at this time the Ordinance states that you have to have a buffer between Commercial and Residential and it has to be a fence. Mr. Raines asked if the Commission wanted to elaborate on the fence (i.e. what kind of fence, etc.) or if they wanted to just leave the buffer as is. Several of the Commissioners discussed this issue. The Commission requested submittal of proposed buffer requirements.
3. Fees for Rezoning, Home Occupations, and Conditional Use – Mr. Raines requested this matter be delayed.

**DIRECTOR’S REPORT:** Discussion of Requested Reconsiderations – John Raines explained about certain reconsiderations from the Parish Council that may appear on their agenda in the future.

**ADJOURNMENT:**

There being no further business, Lanie Borel made a motion to adjourn which was seconded by Butch Bourgeois; the vote was unanimous.

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