

**MINUTES OF THE IBERIA PARISH REGIONAL ZONING COMMISSION MEETING CONDUCTED ON  
THURSDAY JANUARY 20, 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 and David Fangué

**MEMBERS ABSENT:** Perry Judice

**OTHERS PRESENT:** Dean Wattigny, Julie Armentor, Kevin Hagerich and John Raines

**APPROVAL OF MINUTES:** Dana Dugas made a motion to approve the December 16, 2010 minutes which was seconded by Lanie Borel Lanie Borel; the vote was unanimous.

**RECLASSIFICATION REQUESTS:**

Agenda Item #1: Sugar Hills Estates, Inc. property located on corner of Hwy 88/Coteau Rd and Sugar Hill Dr. – Reclassification from Mixed Residential ( R-2) to General Business (C-2).

John Raines explained that the Sugar Hill Estate Subdivision was dedicated in 1998 and that at that time reserved the first two lots of the subdivision for commercial development which is a common occurrence of subdivisions with frontage on a highway or commercial roadway. Mr. Raines also explained that this property was being proposed for a Dollar General Store and that a Traffic Analysis Study had been required.

After the Director's presentation, Amy Romero, the applicant, addressed the Zoning Commission explaining that the property in question was not zoned correctly from the beginning. It should have been zoned commercial. She also said there was never a traffic problem in that area. She stated there were more lots to be developed and sold.

Tammy Broussard addressed the Commission and said if there were more lots to be sold it would bring more traffic into the one entrance into the subdivision. She said it was already very hard to get out of the subdivision onto Hwy 88.

Clyde Olivier commended the owners for trying to bring a commercial business to the area but said he had a concern for the type of commercial that was being proposed. He said he would rather see the subdivision grow instead of putting a Dollar General Store in that area. He also

said that the Dollar Generals that have been in existence over five (5) years or so do not maintain their facilities.

Several other property owners spoke at the Meeting and were in opposition of the reclassification. Those speaking in opposition were: Sonia Brown Williams, Richard George, Jimmy Landry, Ray Gary, Eric Claudet, Eugene Reaux and Glen Boudreaux.

After public hearing and due deliberation by the Commission, Jane Braud made a motion to deny the request of reclassification which was seconded by David Fanguie; the vote was unanimous.

Agenda Item #2: 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 because it is in an S-curve with the traffic conditions and the Coteau Road being very narrow it is a difficult circumstance and they already have traffic problems with the church and school traffic. Mr. Raines also explained that the Department had received the site plan which included a large parking area to accommodate the funeral services. Mr. Raines recommended the requested reclassification based upon a Special Use/Conditional Use approval for a funeral home/mortuary permit.

Cathy Mouton addressed the Commission and said that there would be no overload of parking at the church due to insurance. She also said there would be no ingress and egress through the cemetery from the parking lot. She also expressed concerns with the S- curve due to traffic overload and poor design features.

Stacy Vincent spoke about the roads in that area being substandard with pot holes in the S-curve which is already dangerous. She also was concerned that the traffic would exacerbate the existing congestion when a funeral and school had conflicting schedules. She suggested the businesses move to Hwy 90 instead of Coteau area.

John Raines told the Commission that the office had received a site plan that accommodated the traffic that would be generated and the parking that would be generated within the site itself. They are required because it is along Hwy 88 by the DOTD to submit a traffic analysis for DOTD to review the curb cuts, the number of curb cuts, and how they would access the Highway in relationship to other curb cuts.

Mr. Danny David addressed the Commission regarding traffic concerns. He said that the funerals that they handle in Coteau would be handled the same with the exception of no procession from New Iberia as they would already be in Coteau and it would lessen the chance of accidents. Mr. David also said that he uses local law enforcement to handle the traffic when

there is a funeral to ensure the safety of everyone. He did not think the traffic was going to be a concern.

Other property owners addressed the Commission with their comments.

Dana Dugas made a motion to defer the request due to a Traffic Analysis Study which was seconded by Ronald Fremin; the vote was unanimous.

Agenda Item #3: Glen Derouen property located on 6501 Coteau Road – Reclassification from Agricultural (A-1) to Industrial (I-1).

Jane Braud recused herself due to fact that the property in question is in close proximity to her residence.

John Raines explained where the site was located. He also explained that they are requesting to reclassify the property to utilize the site for a construction and demolition debris facility and that an Industrial classification would be needed. He also said they may want to get approval from DEQ and also a Traffic Analysis Study.

Edward Landry addressed the Commission. He spoke of C & D Landfill trying to move away from the airport. He said they wanted to stay in the same area but away from airport.

Army Galley said that she had a landfill and DEQ put guards so that nothing would go in there that was not suppose to go in. She said if they wanted to put a landfill than DEQ should be there. She also requested that they put the landfill somewhere other than Coteau.

Mary Seale said the landfill on Mr. Derouen's property has been shut down and the closure has not taken place as of yet and she said it was closed down due to violations. She wanted to know why anyone would even consider letting anyone open up another landfill on his property.

Ken Boutte said he lived across from the dump now and he said the road is not very wide and he also said the business that Gordon Doerle has is a lot more than David Trahan had and there would be more traffic and trucks that would be tearing up the road. He said when you come out of the landfill there is not a good visual sight.

Bryan Lasseigne spoke about having this same procedure brought to Zoning a few months ago and this area was much smaller than the request now and it was denied.

Gordon Doerle spoke again and said what he has on the application is exactly what they want to do with the property. He said he wants a C & D Landfill and if they wanted to put restrictions on it he did not mind. He said as far as DEQ he will not put out that much money until it is approved for landfill. He said he would get a traffic study if need be.

Barbara Laviolette asked if the property adjoined David Trahan's which was denied. She said that DEQ had shut them down and wanted to know if they had cleared up what DEQ demanded. Mr. Doerle said that had nothing to do with what he is asking for. Mr. Doerle said he had no problem with DEQ concerning his property. Barbara asked if there were any contamination issues with David Trahan's property. Mr. Doerle said it was not his concern. He said DEQ closed down David Trahan's landfill because of violations and he owed fines. Mrs. Laviolette said she wanted clarification from DEQ.

Oliver Trahan said the reason they were shut down was because they were not making any money. He said if they could work with Mr. Doerle and open it back up they would not have ice boxes and trash all over the road.

Myra Boutte addressed the Commission and said she lived across from the proposed site. She said Mr. Doerle has had extensive records of non-compliance and received penalties on his site. She listed several violations. She said he didn't learn from his last site and he will probably not learn from the new site.

Mr. Jimmy Landry spoke and said this was a 20 acre site of a 144 acre site. He said he had a problem with this and wanted to know how many times they will come back for the same property. He said the people of Coteau were tired of coming back over and over.

After public hearing and due deliberation by the Commission, Dana Dugas made a motion to deny the request of reclassification which was seconded by Ronald Fremin; the vote was unanimous.

**Special Use/Conditional Use:** Cellular Tower to be located in Jeanerette -David and Suzanne Luke. No action taken at this time.

**DIRECTOR'S REPORT:** John Raines requested that the Director's Report be deferred until the February 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