

**MINUTES OF THE IBERIA PARISH REGIONAL ZONING COMMISSION MEETING CONDUCTED ON
THURSDAY, JANUARY 15, 2015 AT 5:30PM IN THE IBERIA PARISH COUNCIL CHAMBERS LOCATED AT
300 IBERIA STREET, NEW IBERIA, LA 70560**

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

MEMBERS PRESENT: Glenn Crappell, Jude Hebert, Jane Braud, Dana Dugas and David Fangué

MEMBERS ABSENT: Nathaniel Mitchell, Ronald Fremin, Butch Bourgeois and Perry Justice

OTHERS PRESENT: John R. Raines

APPROVAL OF MINUTES: Dana Dugas made a Motion to Accept the December 18, 2014 Meeting Minutes which was seconded by David Fangué; the vote was unanimous.

NEW BUSINESS:

John R. Raines briefly explained that Kevin Belanger, CEO of South Central Planning and Development Commission, and his colleague Monique Boulet were in attendance and wanted to make a presentation to the Commission concerning the formulation of the Acadiana Regional Development District. Mr. Raines introduced Mr. Belanger who made a presentation.

Chairperson Braud thanked Mr. Belanger and Mrs. Boulet for their input.

RECLASSIFICATION REQUEST #1: Lloyd and Anne Elizabeth Babineaux, 6000 Block of Freetown

John R. Raines explained the applicants were requesting reclassification of the property from Agricultural (A-1) to Industrial (I-1). He explained that the property along HWY 90 was zoned Industrial (I-1) whereas the immediately adjacent properties were zoned Mixed Residential (R-2) and Agricultural (A-1). He then explained that the applicants did not have any immediate plans for the development of the property and were simply increasing the marketability of the property by reclassification. Mr. Raines indicated that he could not support the Industrial reclassification request but could support a General Business Commercial (C-2) reclassification request.

David Moore, representing the applicants, indicated that the General Business Commercial (C-2) reclassification was acceptable to his clients, as did Pat Caffery, local realtor.

Chairperson Braud requested additional public input and there being none, closed the Public Hearing and requested guidance from the Commission. Dana Dugas made a Motion to deny the Industrial (I-1) reclassification request and recommend a General Business Commercial (C-2) classification instead, which was seconded by Jude Hebert; the vote was unanimous.

RECLASSIFICATION REQUEST #2: Lawrence A. Broussard, Jr., 3000 Block of Avery Island Road

John R. Raines explained that the applicant was being represented by Nelson Boutte who wished to construct a “catering/banquet hall/restaurant type” facility at the site which is currently zoned Mixed Residential (R-2); the applicant is requesting a General Business Commercial (C-2) classification. He explained that there were no concrete plans at this time and consequently could not recommend any change in the zoning of the site.

Nelson Boutte addressed the Commission explaining that he had no plans at this time and really didn’t need a reclassification of the property if he could secure a Special Use/Conditional Use Permit. The Commissioners agreed that reclassification would be inappropriate but couldn’t grant the Special Use/Conditional Use Permit without additional information.

A few of the area residents agreed with the Commission that additional information is needed.

Chairperson Braud requested additional public input and there being none, closed the Public Hearing and requested guidance from the Commission. David Fangue made a Motion to delay the request pending submission of additional information, which was seconded by Jude Hebert; the vote was unanimous.

RECLASSIFICATION REQUEST #3: Department of Permitting, Planning and Zoning, Intersection of Nelson Canal Road and East St. Peter and East Main

John R. Raines explained that the property in question is zoned Agricultural (A-1) even though the site has been used commercially for many years. He suggested that the assignment of the Agricultural (A-1) classification was in error and recommended that the property be reclassified to General Business Commercial (C-2).

Pat Caffery, local Realtor, addressed the Commission and expressed support for the reclassification of the property. Randy Gonsoulin also addressed the Commission and expressed support for the reclassification of the property but expressed discontent that the \$500 fee was not charged to the property owners. Mr. Raines explained that when he initiates a reclassification request no fee was charged.

Chairperson Braud requested additional public input and there being none, closed the Public Hearing and requested guidance from the Commission. Dana Dugas made a Motion to grant reclassification from Agricultural (A-1) to General Business Commercial (C-2), which was seconded by David Fangue; the vote was unanimous.

OTHER BUSINESS:

John R. Raines explained that he had noticed “For Lease” signs at the Acadiana Regional Airport and had contacted Jason Deville, Airport Director, to determine compliance with the Subdivision Regulations. Randy Gonsoulin, representing the Airport Commission, addressed the Commission and explained that the Airport did not have set lots or lot sizes, but, was simply advertising property “For Lease”. After much discussion and debate, the Commission decided that the Airport could continue its present course of action but would have to submit a plat of survey whenever property was leasing indicating the area (s).

Chairperson Braud requested additional public input and there being none, closed the Public Hearing and requested guidance from the Commission. David Fangué made a Motion to approve the decision, which was seconded by Jude Hebert; the vote was unanimous.

ADJOURNMENT:

Glenn Crappell made a Motion to Adjourn, which was seconded by Jude Hebert; the vote was unanimous.

**Respectfully Submitted,
John R. Raines**