

**MINUTES OF THE IBERIA PARISH REGIONAL ZONING COMMISSION MEETING CONDUCTED ON
THURSDAY, JANUARY 14, 2016 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 there was a quorum and called the Meeting to Order.

MEMBERS PRESENT: Dana Dugas, Jude Hebert, Brock Pellerin, Glenn Crappell, Nate Mitchell, Jane Braud, and Tommy Granger

MEMBERS ABSENT: Perry Judice and David Fangue

OTHERS PRESENT: John Raines and Sally Johnson

APPROVAL OF MINUTES: Brock Pellerin made a Motion to approve the Minutes of the October 8, 2015 Meeting which was Seconded by Dana Dugas; the vote was unanimous.

NEW BUSINESS #1: Donald and Doris Umphries Reclassification of Property Located at 1110 and 1111 Armenco Road from Mixed Residential (R-2) to General Business Commercial (C-2).

John Raines explained that the applicant operated a small commercial store in front of the D&D Mobile Home Park and was requesting approval to expand the existing commercial store. The areas proposed for expansion were at 1110 and/or 1111 Armenco Road and the expansion was to construct a larger facility selling general grocery items and cigarettes and alcohol; Mr. Raines explained that all those items were currently being sold in the existing small commercial store. He further explained that the request was a perfect example of "spot zoning"... a commercial location in a surrounding area of residential and agricultural uses. No objections were raised by any of the area residents as the proposal was simply to relocate and enlarge the existing commercial facility. As the existing adjacent mobile home park consisted of eighty one (81) mobile homes and the residents of the Park utilized the existing commercial facility extensively. The expansion of the facility would be beneficial to the area.

The Commission opened the Public Hearing and requested input. There being none, not even from the applicant who was not in attendance, the Commission closed the Public Hearing and the Chairperson requested direction from the Commissioners; Brock Pellerin made a Motion to approve, which was Seconded by Dana Dugas; the vote was unanimous.

NEW BUSINESS #2: Residents of Van Brocklin Road between Daspit and Division Road from Agricultural (A-1) and Mixed Residential (R-2) to Single Family Residential (R-1).

John Raines explained that the proposal was to request reclassification of the area in an attempt to preclude the further encroachment of mobile homes in the area; the area residents recognized that mobile homes did exist in the area, but, the area was starting to develop for single family residences and the area residents wanted to continue that trend. By reclassifying the area, the existing mobile

homes would be allowed to remain, but, no increases in mobile homes would be allowed. Furthermore, a majority of the area residents and property owners recommended the reclassification of the area. Chairperson Braud requested input from the public and three (3) property owners voiced support; there being no further public input, the Chairperson closed the Public Hearing and requested direction from the Commission. Dana Dugas made a Motion that both sides of Van Brocklin Road be reclassified Single Family Residential (R-1) for a depth equal to the average lot size along the roadway which was Seconded by Jude Hebert; the vote was six (6) for and one (1) against (Nate Mitchell).

TEXT AMENDMENT: Department of Permitting, Planning and Zoning, Approval of Campers and Recreational Vehicles as Permanent Residences in Single Family and Mixed Residential Areas in Unincorporated areas of Iberia Parish.

Mr. Raines explained that recently recreational vehicles have moved into residential areas and the neighboring property owners are complaining that the recreational vehicles are becoming permanent and devaluing their property. The Commission discussed the merits and demerits of the proposal and delayed action pending additional information.

SPECIAL USE/CONDITIONAL USE: Cathy Joseph request to Convert a Bank Branch into a Daiquiri Shop and Sandwich Shop Drive Thru located at 7711 Weeks Island Road.

John Raines explained that the applicant is requesting to convert a Bank Branch into a Daiquiri Shop and Sand Shop. He explained further that the conversion to a sandwich shop would not be problematic and that he would have approved the conversion administratively, but, for the sale of alcohol. He explained further that the adjacent property owner is St. Nicholas Church and the Parish has a restriction on the sale of alcohol in proximity to a Church or other House of Worship. He did indicate that the location exceeds the restricted area, but, approval of the alcohol sales needed to be granted by the Commission and/or Council. The Chairperson opened the Public Hearing and there being no input, closed the Public Hearing; the Commission had questions of the applicant who was not in attendance concerning the sale of alcohol. The Commission had no concerns with the sandwich shop but was hesitant to approve the alcohol sales without input from the applicant. Dana Dugas made a Motion to Deny the request as submitted which was Seconded by Jude Hebert; the vote was unanimous.

DIRECTOR'S REPORT: Mr. Raines requested that his matter be delayed until the end of the Meeting. The Commission agreed.

ADJOURNMENT: Tommy Granger made a Motion to adjourn which was seconded by Jude Hebert; the vote was unanimous.

RESPECTFULLY SUBMITTED BY,
JOHN R. RAINES