

**MINUTES OF THE IBERIA PARISH REGIONAL ZONING COMMISSION MEETING CONDUCTED ON
THURSDAY, JULY, 21, 2011 AT 5:30PM IN THE IBERIA PARISH COUNCIL CHAMBERS
300 IBERIA STREET, NEW IBERIA, LOUISIANA 70560**

CALL TO ORDER: Tommy Granger determined there was a quorum and called the meeting to order.

MEMBERS PRESENT: Bruce Dupray, Tommy Granger, Lanie Borel, Barbara Laviolette, Ronald Fremin, Dana Dugas and David Fangué

MEMBERS ABSENT: Jane Braud and Perry Judice

OTHERS PRESENT: Kevin Hagerich, Julie Armentor and John Raines

APPROVAL OF MINUTES: Lanie Borel made a motion to approve the June 16, 2011 minutes which was seconded by Dana Dugas; the vote was unanimous.

DEVELOPMENT REVIEW #1: Trinity Liftboat Services, LLC – Reclassification from Agricultural (A-1) to Industrial (I-1). Mr. Raines explained they were requesting an Industrial (I-1) reclassification to construct an office building and a warehouse. Mr. Raines questioned the extent of the development since the property owner may not need an Industrial reclassification and could possibly use a General Business (C-2) classification instead.

Mr. Randy Reed addressed the Commission and explained exactly what he wanted to build which was an office building and a warehouse for an office service company. Mr. Reed said it did not matter what it was classified as long as he could build what he wanted in that area.

Mr. Raines explained that as long as it was an office building and a warehouse he did not need an Industrial (I-1) reclassification and suggested it be reclassified as a General Business (C-2) reclassification.

Pat Caffery asked that if they reclassified the site as General Business what would happen in the future if they wanted to sell the property. Mr. Raines explained that they could use it as a commercial business as long as it was not an industrial business. (i.e. fabrication, hazardous waste, chemical plant, construction, etc.) He also stated that if in the future if they wanted to sell the property and they needed an Industrial reclassification, they would have to bring it to the Iberia Parish Zoning Commission for rezoning.

Ronald Fremin made a motion to approve this site for a General Business (C-2) reclassification instead of Industrial (I-1) reclassification since they were requesting this for an office building and a warehouse for an offshore service company only. The motion was seconded by Dana Dugas; the vote was unanimous.

DIRECTOR'S REPORT #1: Clarification of Spot Zoning Utilization – John Raines explained that it had been stated many times that spot zoning was illegal and to a certain extent it is. To other extents spot zoning is not illegal but in fact recommended. He explained different scenarios in which it was not illegal. Mr. Raines said he just wanted to clarify spot zoning.

ADJOURNMENT: A motion was made to adjourn by Bruce Dupray and seconded by David Fangué; the vote was unanimous.

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