

**MINUTES OF THE IBERIA PARISH REGIONAL ZONING COMMISSION MEETING CONDUCTED ON
THURSDAY, JULY 18, 2013, AT 5:30PM IN THE IBERIA PARISH COUNCIL CHAMBERS LOCATED
AT 300 IBERIA STREET, NEW IBERIA, LOUISIANA 70560**

CALL TO ORDER: Acting Chairperson Dana Dugas determined there was a quorum and called the meeting to order.

MEMBERS PRESENT: Dana Dugas, Nathaniel Mitchell, Jane Braud, David Fangué, Ronald Fremin and Butch Bourgeois

MEMBERS ABSENT: Perry Judice, Barbara Laviolette and Lanie Borel

OTHERS PRESENT: John Raines, Carmen Judice and Julie Armentor

APPROVAL OF MINUTES: David Fangué made a motion to approve the minutes of the June 20, 2013 Meeting which was seconded by Nathaniel Mitchell; the vote was unanimous.

NEW BUSINESS: Election of Chairman – Ron Fremin made a motion to appoint Jane Braud, which was seconded by David Fangué; there being no further nominations, the nominations were closed and the vote was unanimous.

RECLASSIFICATION REQUEST #1: Department of Permitting, Planning and Zoning - Located on Winkler Drive – Single Family Residential (R-1).

John R. Raines explained that the property was originally Mixed Residential in 2009 when the Zoning Ordinance was adopted, and that in 2010, area property owners learned that the Mixed Residential Classification allowed mobile homes and trailers. The area property owners questioned how to prohibit mobile home and trailers; they were advised that the only Zoning Ordinance classification that prohibited mobile homes and trailers was Single Family Residential. The property owners requested to petition for Single Family Residential. The property owners presented the necessary paperwork and the Zoning Reclassification process began on May 25, 2010, the Iberia Parish Council approved the reclassification of all property on Winkler Drive from Mixed Residential to Single Family Residential by Ordinance No. 2010-06-4220, effective on June 23, 2010.

He explained that three years later, the Department discovered that the Zoning Map was incorrect as it indicated that only one side of Winkler Drive was zoned Single Family Residential whereas the other side remained Mixed Residential. Further investigation revealed that not all property owners had been notified of the potential reclassification. Legal Counsel investigated the situation and offered either of two remedies: either revoke Ordinance No. 2010-06-4220, or, conduct another Public Hearing and execute the process a second time. The Department opted for the second option, hence, the Public Hearing.

After Mr. Raines responded to several questions from the Commission, the Public Hearing was opened. Resident property owners voiced support for the Single Family Residential classification and requested that the zoning remain as is. Non-resident property owners voiced opposition to the Single Family Residential Classification and requested that the property be reclassified Mixed Residential. Potential Investors requested that the area be rezoned to Mixed Residential.

After much debate, public input, and due deliberation, Dana Dugas made a Motion to maintain the Single Family Residential Zoning Classification which was seconded by Butch Bourgeois. The vote was Dana Dugas, Jane Braud, David Fangué, Ron Fremin and Butch Bourgeois in favor, Nathaniel Mitchell voted no.

SPECIAL USE/CONDITIONAL USE REQUEST: Southern Constructors - Located at 1305 Darnall Road – Approval for construction of a storage building in Agricultural (A-1)

Mr. Raines explained the history of the Southern Constructors property and dirt pit on Darnall Road and that the applicants (Southern Constructors) had requested power and water to the site so that they could install a water line for irrigation purposes in an effort to minimize the dust and dirt which was aggravating the surrounding property owners. Mr. Raines explained that he authorized power and water for a three (3) month period only; permanent power and water would have to be approved by the Zoning Commission and the Iberia Parish Council. Mr. Raines explained further that the applicants now wanted to construct a shed on the property to protect their equipment from the inclement weather, and, that he refused to approve the request; the applicants have appealed to the Commission for relief.

Chairperson Braud asked if Southern Constructors representative was available and they were not in attendance. She then opened the Public Hearing.

Numerous nearby property owners addressed the Commission complaining about the dirt, the noise, the constant inconvenience and their opposition to the request as well as the existence of Southern Constructors at that locale. After all public input had been received, Chairperson Braud closed the Public Hearing.

Nathaniel Mitchell made a Motion to deny the request for a shed, which was seconded by Dana Dugas; the vote was unanimous.

Dana Dugas then made a Motion to grant the power and water to the site permanently for irrigation purposes only, which was seconded by David Fangué; the vote was unanimous.

Mr. Raines then made a short presentation on the need for Dirt Pit Regulations, presenting recommended lines of communication, which was well received. All present expressed agreement that regulations should be adopted and the Commission requested a draft be available at the August Meeting.

Chairperson Braud requested that the Parishwide Zoning Map be made available at the next Meeting so the entire Commission could see the extent of Agricultural zoned land in Iberia Parish.

DIRECTOR'S REPORT: None at this time.

OTHER BUSINESS: None at this time.

ADJOURNMENT: Ronald Fremin 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**