

**MINUTES OF THE IBERIA PARISH REGIONAL ZONING COMMISSION MEETING CONDUCTED
ON THURSDAY, JUNE 5, 2014 AT 5:30PM IN THE MULTI-PURPOSE ROOM LOCATED AT 300
IBERIA STREET, 2ND FLOOR, NEW IBERIA, LOUISIANA 70560**

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

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

MEMBERS ABSENT: None

STAFF PRESENT: Julie Armentor, John R. Raines

APPROVAL OF MINUTES: Dana Dugas made a Motion to approve the April 10, 2014 Minutes which was seconded by Ronald Fremin; the vote was unanimous.

RECLASSIFICATION REQUESTS #1: Melvin James Darby – 6000 Block of Avery Island Road – Reconsideration of Special Use/Conditional Use on Property

John R. Raines explained that the original classification of the property was Mixed Residential (R-2) but previous owners had requested and received approval to construct a small RV Park, years ago. The RV Park never came to fruition and the property was sold to the Darby's. The Darby's had requested to rezone the property so they could operate a "hotel/motel/tourist court" type facility which was denied by the Parish Council; at the same time, they requested a Special Use/Conditional Use Permit to construct six (6) free standing rental cabins, which was approved by the Parish Council.

He explained further that the Darby's now want to eliminate the Special Use/Conditional Use Permit and simply construct individual units on the property as per all existing Zoning and Board of Health Code Standards. In short, the request was simply an administrative function.

Chairperson Braud asked if the applicant was in attendance, and, Melvin James Darby addressed the Commission indicating full agreement with the comments made by Mr. Raines. Chairperson Braud opened the Public Hearing but there was no input. She closed the Public Hearing and requested guidance from the Commissioners.

Dana Dugas made a Motion to approve the removal of the Special Use/Conditional Use Property on the property, which was seconded by Perry Judice; the vote was unanimous.

RECLASSIFICATION REQUESTS #2: Gloria Lopez – Intersection of Captain Cade/US HWY 90 with frontage on Melancon Road – Reclassification of Property from General Business Commercial (C-2) to Industrial (I-1).

John R. Raines explained that the applicant is proposing to construct a 20,000 plus square foot building for executive offices with warehousing and employee parking for All Coast. All Coast is currently located on HWY 90 near Courtesy Motors and a corporate office building in Lafayette and would like to consolidate the two sites.

Bart Broussard, representing the applicant, addressed the Commission and agreed with the assessment provided by Mr. Raines. He also passed around an Elevation rendering for the Commission and the public to review.

Edward Sexton addressed the Commission indicating that he resided across the street on Captain Cade and inquired if the site would contain rigs or other large industrial equipment; Bart Broussard responded negatively. Mr. Sexton also asked if the site would have to provide a sight proof fence and access points onto Captain Cade and Melancon Road and Mr. Raines responded affirmatively. He also added that, if approved, the site would have to be submitted to the Planning Commission and Parish Council for approval of the development plan prior to commencing construction. Mr. Sexton indicated that he was satisfied with the response and thanked the Commission.

Chairperson Braud asked for additional public input and there being none closed the Public Hearing. She then requested direction from the Commission and Ronald Fremin made a Motion to approve the reclassification request from General Business Commercial (C-2) to Industrial (I-1) which was seconded by Dana Dugas; the vote was unanimous.

RECLASSIFICATION REQUESTS #3: Annie Mae Fields Michel – 3017 Lot 3 Sugar Mill Road – Consideration of Special Use/Conditional Use Permit to Allow a Mobile Home on Lot

John R. Raines explained that this issue had been reviewed by the Zoning Commission previously as a reclassification request which the Commission denied. The recommended denial was sent to the Parish Council who also denied the reclassification request but approved the existing mobile home as a Special Use/Conditional Use. The Ordinance was forwarded to the Parish President who eventually vetoed the Ordinance; at the Parish Council Meeting of June 4th, the Parish Council overrode the veto and Annie Mae Fields Michel was allowed to maintain a mobile home on the property. Mr. Raines was simply updating the Commission on the recent events and no further action was needed.

DIRECTOR'S REPORT: John R. Raines indicated that there was not a Director's Report.

ADJOURNMENT: Chairperson Braud requested a Motion to adjourn which was made by Dana Dugas and seconded by Ronald Fremin; the vote was unanimous.

**Respectfully Submitted
John R. Raines**