

**MINUTES OF THE IBERIA PARISH PLANNING COMMISSION MEETING CONDUCTED ON
THURSDAY, JANUARY 17, 2013 AT 5:30PM IN THE IBERIA PARISH COUNCIL CHAMBERS
300 IBERIA STREET, NEW IBERIA, LOUISIANA 70560**

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

MEMBERS PRESENT: Dana Dugas, Barbara Laviolette, Butch Bourgeois, David Fangue, Perry Judice and Lanie Borel.

MEMBERS ABSENT: Ronald Fremin, Nathaniel Mitchell and Jane Braud.

OTHERS PRESENT: John Raines, Carmen Judice, Sally Johnson and Julie Armentor

APPROVAL OF MINUTES: David Fangue made a motion to approve the November 15, 2012 minutes which was seconded by Barbara Laviolette; the vote was unanimous.

DEVELOPMENT REVIEW #1: Eric Istre – Located at 4009 Jack Brooks Road – Final Plat approval for a mobile home park.

John Raines explained the location of the property and the owner's intention to subdivide his property into three lots to add three mobile homes. John also explained that someone had to be at the meeting to represent him. At the time of the meeting Mr. Istre was offshore and could not make it in due to inclement weather. Mr. Raines also explained that he had received a significant amount of information from residents who were opposed to his project and felt that covenants were violated, which was not a matter for the Planning Commission.

Dana Dugas asked if the Commission was going to hear the request since he was not present. Mr. Raines said it was up to the Commission to decide and eventually it would have to go to the Council. Mr. Raines also said Mr. Istre had already gone to the Parish Council with this and was turned down on the private road issue and he is requesting this issue again.

Roger Duncan asked the Commission to make their recommendation tonight since there were quite a few residents at the meeting. Mr. Duncan said either way it will have to go to the Council and Mr. Istre does not want to black top the private road.

Mr. David Fangue made a motion to hear the residents tonight which was seconded by Barbara Laviolette; the vote was unanimous.

John Raines said the area was zoned Mixed Residential (R-2) which does allow mobile homes in the area. Several residents said that they would like to have a Residential (R-1) zoning instead

of a Mixed Residential (R-2) which will probably take place at a later date and prohibits mobile homes. No one was there to represent Mr. Istre. Mr. Raines asked if the Commission wanted to recommend to the Council to go ahead and give approval conditional upon the Council accepting the private street or recommend to the Council denial because it does not meet the requirements that the Council has already acted on.

Mr. Earl Viator addressed the Commission and said when the subdivision started they were told there would be no trailers and they want it to stay that way.

Roger Duncan spoke and said the road had to be black topped according to the Ordinances and he also said as long as the road is not black topped it will not be accepted.

Several neighbors address the Commission and were opposed to these mobile homes due to the value of their homes, traffic and also the covenants.

Lanie Borel made a motion to deny the request for the mobile homes; which was seconded by Butch Bourgeois; the vote was unanimous.

DEVELOPMENT REVIEW #2: Curtis Flash – Located between South Estate Drive and Emile Verret Road – Preliminary approval for seven lot subdivision.

John Raines explained that Mr. Flash did come before the Commission to have his property rezoned last month. The front section was zoned Residential (R-1) and the back was zoned Agricultural (A-1). Mr. Raines said the reason they were here tonight was to get preliminary subdivision approval for the Residential lots so Mr. Flash could go to the Council. Mr. Raines also said what eventually will have to be done is have letters of approval from Cleco, Lawco and Sewerage, and that all improvements would be in place. Mr. Raines said he did not expect any difficulties. Mr. Raines said the only issue that remains unresolved is the extension of Trotter Street. He said if Trotter Street is extended then it affects the layout of the houses and if it is not extended then the layout of the houses would be fine. Mr. Raines explained that suggestions were made that since Trotter Street starts at Duperier Street and goes to Lewis Street and continues on to Timberstone that all that should be connected. He explained that there were obstructions, like the Cowboy Church, additional commercial property and vacant lots and then the neighborhood. He said the first neighborhood does not provide for the extension of Trotter Street but Timberstone does. He said the applicant has indicated that as far as he has been aware, discussion has gone on for many years and his (applicant) comment is that if the Council is going to do it then they can put forth the money and move it and he can adjust accordingly.

Mr. Curtis Flash addressed the Commission and told them when he bought the property and how he went through quite a bit of research on the extension of Trotter Street. Mr. Flash said at the time Mr. Charlie Rader was involved and he went to him and asked him about Trotter Street and Mr. Rader said at this time there were no ordinances, nothing on the books that says they had an easement to go across. Mr. Flash said they had a couple of drawings, one was

when Mr. Dorsey was alive, he showed a little subdivision and the other drawing was from Mr. Wayne Labiche showing Trotter Street coming all the way through. Mr. Flash said if they go straight across to Estate Drive you can't have two intersecting streets that close. Mr. Flash also said they would have to take Estate Drive and swing it into Trotter Street and asked who was going to pay for all that and also that the State would have to be involved and asked who was going to pay for that too.

Mr. Flash said he was going to retain ten (10) acres for a dog kennel and dog grooming which Trotter Street would pass right through his property. Mr. Flash also said that the ten acres would give the rest of the neighbors a buffer and he planned to put a fence, trees, private road and gates. He explained that the last meeting several neighbors were against the Trotter Street extension.

No other public comment.

Mr. David Fangué made a motion to approve the preliminary and final approval with letters of approval from Cleco, Lawco and Sewerage, etc. which was seconded by Lanie Borel; the vote was unanimous.

DEVELOPMENT REVIEW #3: Haliburton Energy Services – Located on Universal Parkway between Admiral Doyle Drive and West Old Spanish Trail – Preliminary/Final Subdivision Approval.

John Raines explained that this was a reassembly of four lots that occurred along Admiral Doyle Drive into a proposed development. Mr. Raines gave a summary and showed a layout and explained that it met all the Zoning requirements. Mr. Raines also said that he had a couple a calls from neighbors on Old Spanish Trail requesting a buffer zone of the trees that are already there.

Mr. Matt Landry, engineer of the project, explained that they were looking into the developing a portion of their property for their company. He explained that they were just starting to design now and they will be submitting drainage impact studies and whatever else that will be needed. Mr. Landry also explained that Haliburton was in no way the same type of industry as Multi Chem and they would be leaving trees as a buffer.

Mrs. Melissa Stein addressed the Commission and explained where she lived and asked about the noise level, any hazardous materials or explosives and also asked about a larger buffer zone.

Mr. Otis Lounsberry also addressed the Commission and said he purchased his property in 1981 and he worked hard to get that and it is worth quite a bit. He said he did not want to have to worry about leaving his house again. He explained that when Multi Chem blew up he was in his yard and he did not want to have to go through that again. He said he wanted a noise reduction, a natural buffer zone like the trees. Mr. Lounsberry also asked about their future

development. Mr. Matt Landry said he did not know about the future development for Haliburton.

John Raines explained that as far as the buffer is concerned there are no requirements. However, if Haliburton would want to offer some type of vegetated easement as a buffer it would have to come from Haliburton but there would be nothing that the Commission could require. Matt Landry explained that Haliburton would probably leave some trees for a buffer.

After due deliberation Mr. David Fangué made a motion to approve the development with a suggested 75' tree buffer and meets all outstanding requirements which was seconded by Lanie Borel; the vote was unanimous.

DEVELOPMENT REVIEW #4: Aaron & Christy Ogea – Located on Lot 4 and Lot 5 West Interlaken Subdivision – Abandonment of Drainage Easement.

John Raines explained the abandonment of the drainage easement and the location of the property.

Mr. Raines said that Public Works reviewed it and they had no problems with it except at the time they submit their building plans they would have to provide Public Works a letter from an engineer or architect saying that the lots have been reshaped to make sure that the swales are eliminated and the drainage goes toward the back, the side, or the front.

Mr. David Moore explained that the request for the abandonment of the drainage easement was because they wanted to build a house in the center of the two lots. Mr. Moore said they were the developer's engineer and said on the east side of the property contained a drainage pipe that is conveying all the drainage for the rest of the subdivision. One of the drainage pipes is on the side of Mr. Ogea's property so this would take care of any drainage that they would have and it would not affect any other neighbors. No public input.

Lanie Borel made a motion to approve the abandonment of the drainage easement between Lot 4 and Lot 5 of West Interlaken Subdivision which was seconded by Perry Judice; the vote was unanimous.

DIRECTOR'S REPORT: None

ADJOURNMENT:

There being no further business, David Fangué made a motion to adjourn which was seconded by Perry Judice; the vote was unanimous.

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