

**MINUTES OF THE IBERIA PARISH REGIONAL ZONING COMMISSION MEETING CONDUCTED ON
THURSDAY, JULY 17, 2014 AT 5:30 PM IN THE IBERIA PARISH COUNCIL CHAMBERS LOCATED
AT 300 IBERIA STREET, NEW IBERIA, LOUISIANA 70560**

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

MOMENT OF SILENCE: Jane Braud called for a Moment of Silence in remembrance of two Parish Employees, Ross Migues and Jody Anthony, who died in the service of the Parish.

MEMBERS PRESENT: David Fangué, Jane Braud, Dana Dugas, Perry Judice and Nathaniel Mitchell

MEMBERS ABSENT: Ronald Fremin and Butch Bourgeois

OTHERS PRESENT: John R. Raines, Carmen Judice and Julie Armentor

APPROVAL OF MINUTES: David Fangué made a Motion to approve the Minutes which was seconded by Nathaniel Mitchell; the vote was unanimous.

NEW BUSINESS: Election of Officers: Dana Dugas made a motion to delay the Election of Officers until the August Meeting when more members could be in attendance, which was seconded by David Fangué; the vote was unanimous.

Jane Braud requested the Commissioners concurrence to consider the Special Use/Conditional Use Permit first on the Agenda; all Commissioners agreed. Chairperson Braud requested John R. Raines to commence the Presentation.

Prior to commencing, Mr. Raines announced that the three (3) reclassification requests of D&H Assets LLC were not going to be discussed this evening as the applicant had requested delaying discussion until additional information and data could be produced for consideration.

SPECIAL USE/CONDITIONAL USE: Congregation of the St. John the Evangelist Roman Catholic Church located at 10917 Old Jeanerette Road – Relocating Headstart Program from an existing Jeanerette school to St. Joseph’s School.

John R. Raines explained the request and indicated that although the Headstart Program was not technically an “elementary or secondary school” which would be allowed as a Conditional Use, the Commission should recognize the educational aspects of the program and grant lenience and approve the request.

Father Jody Simoneaux addressed the Commission echoing the comments of Mr. Raines and asked for approval by the Commission.

Jane Braud asked if there was any further public input, and there being none, closed the Public Hearing.

Nathaniel Mitchell made a Motion to approve, which was seconded by Dana Dugas; the vote was unanimous.

RECLASSIFICATION REQUEST #1: Ronald Gonsoulin - Location 1.3 miles east of Hwy 90 south side of Northwest Bypass, reclassification request from Agricultural (A-1) to Industrial (I-1).

John R. Raines explained the request of the applicant and recommended approval based upon the factors iterated in the Staff Report and the concurrence and support of the Acadian Regional Airport and the Iberia Economic Development Foundation.

Jane Braud asked if there was any further public input, and there being none, closed the Public Hearing.

David Fangué made a Motion to approve the reclassification request, which was seconded by Nathaniel Mitchell; the vote was unanimous.

RECLASSIFICATION REQUEST #2: D & H Assets, LLC – Location is North of Hwy 90 extending towards Admiral Doyle Drive west of Blanchard Road - Reclassification request from Agricultural (A-1) to Industrial (I-1).

Not considered nor discussed.

RECLASSIFICATION REQUEST #3: D & H Assets, LLC – Location is South of Admiral Doyle Drive extending towards Hwy 90 - Reclassification request from Agricultural (A-1) to Industrial (I-1).

Not considered nor discussed.

RECLASSIFICATION REQUEST # 4 D & H Asset, LLC located at north of Admiral Doyle Drive proceeding towards East Old Spanish Trail - Reclassification request from Agricultural (A-1) to Industrial (I-1).

Not considered nor discussed.

RECLASSIFICATION REQUEST #5: Kingdom Hall of Jehovah's Witnesses located Southwest of Hwy 90 and Hwy 84 – Reclassification from Agricultural (A-1) to Industrial (I-1).

John Raines explained the particulars of the reclassification request indicating that the site was adjacent to property recently reclassified by Mrs. Kilchrist. He explained that there was commercial property on one side and industrial property on other sides as well.

Mr. Leroy Kilchrist addressed the Commission explaining about the cost of water extension and ditches through his property. Mr. Kilchrist was advised that the only issue to discuss tonight was the reclassification request. Mr. Kilchrist opposed the reclassification request.

Dana Dugas made a Motion to approve the request, which was seconded by David Fangué; the vote was unanimous.

RECLASSIFICATION REQUEST #6: Pro Log and Jeffery Jolet located at 3103 South Freyou Road and 4506 East Hwy 90 - Reclassification from Single Family Residential (R-1) and General Business Commercial (C-2) to Industrial (I-1).

John Raines explained the particulars of the reclassification request. Heidi Parker Martin representing Pro Log addressed the Commission and reiterated the comments of Mr. Raines. She requested a favorable consideration.

Chairperson Jane Braud asked if the Commissioners had any questions, and, there being none, opened the Public Hearing.

Jane Braud asked if there was any further public input, and there being none, closed the Public Hearing.

Dana Dugas made a Motion to approve the request with the following conditions, which was seconded by Perry Judice; the vote was unanimous. The conditions are as follows:

1. The existing building (residence) be limited to the utilization stipulated herein; or as announced by the applicants.
2. The commencement of external storage on the site would require the construction of a sight proof fence.
3. The renovations to the existing building would not commence without the necessary Building Permit Approvals.
4. Expansion of the square footage of square footage/cubical content would require approval of the Zoning Commission.

RECLASSIFICATION REQUEST #7: Department of Permitting, Planning and Zoning located in unincorporated portions of Iberia – Clarification of Manufactured Home (Mobile Home) and Modular Home definitions.

John R. Raines explained the differences between Manufactured Homes, Mobile Homes and Modular Homes and their ability to relocate in a Single Family Residential (R-1) Zoning District. After much discussion and debate, Jane Braud closed the Public Hearing and asked for input of the Commissioners.

Dana Dugas made a Motion to prohibit Manufactured Homes, Mobile Homes, and Modular Homes from Single Family Residential (R-1) Districts only, which was seconded by David Fangué; the vote was four (4) ayes and one (1) nay.

RECLASSIFICATION REQUEST #8: Department of Permitting, Planning and Zoning located in unincorporated portions of Iberia – Clarification of agricultural uses in residentially zoned areas.

John R. Raines explained that limited complaints have been received about agricultural uses in residential areas and questioned whether or not the Commission wanted to consider an amendment to the Zoning Ordinance prohibiting agricultural uses in residentially zoned areas. He explained that to date, agricultural uses have always been allowed in residential areas.

After much discussion and deliberation, the Commission decided not to pursue any further discussion on a proposed amendment to the Zoning Ordinance.

ADJOURNMENT: Nathaniel Mitchell made a Motion to adjourn, which was seconded by Perry Judice; the vote was unanimous.

**Respectfully Submitted
John R. Raines**