

**MINUTES OF THE IBERIA PARISH REGIONAL ZONING COMMISSION MEETING CONDUCTED ON
THURSDAY, MARCH 19, 2015 AT 5:30PM IN THE IBERIA PARISH COUNCIL CHAMBERS LOCATED AT
300 IBERIA STREET, NEW IBERIA, LA 70560**

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

MEMBERS PRESENT: Nathaniel Mitchell, Jude Hebert, Jane Braud, Dana Dugas, Glenn Crappell and David Fangué

MEMBERS ABSENT: Perry Judice

OTHERS PRESENT: Julie Armentor

APPROVAL OF MINUTES: Dana Dugas made a Motion to Accept the February 19, 2015 Meeting Minutes which was seconded by Nathaniel Mitchell; the vote was unanimous.

RECLASSIFICATION REQUEST #1: The Ridge – Phase I and II – Fremin Road – Reclassification from Agricultural (A-1) to Mixed Residential (R-2).

Jane Braud asked if there was someone in the audience to speak on behalf of the Ridge and Mr. Alan Hackworth addressed the Commission and asked for a Single Family Residential (I-1) because there would not be any mobile homes in that area.

Chairperson Braud requested additional public input and there being none, closed the Public Hearing and requested guidance from the Commission. Dana Dugas made a Motion to approve the rezoning reclassification from Agricultural (A-1) to Single Family Residential (R-1) which was seconded by Jude Hebert; the vote was unanimous.

SPECIAL USE/CONDITIONAL USE PERMIT #1: Lawrence Broussard – located in the 3000 Block of Avery Island Road

Jane Braud explained that the applicant wished to construct a “catering/banquet hall/restaurant type” facility at the site which is currently zoned Mixed Residential (R-2); the applicant is requesting a Special Use/Conditional Use permit instead of rezoning.

Nelson Boutte addressed the Commission explaining that he had brought the additional information that was needed and he was requesting a Special Use/Conditional Use Permit. The Commissioners looked over the information and Ms. Braud asked for public input. Ms. Joycelyn Derouen saw the specifics about what his intentions were and she said she just wanted to make sure there was more than one entrance to the buildings. Brandy Delcambre was still in opposition.

Chairperson Braud requested additional public input and there being none, closed the Public Hearing and requested guidance from the Commission. Nathaniel Mitchell made a Motion to approve the request, which was seconded by Glenn Crappell; the vote was unanimous.

SPECIAL USE/CONDITIONAL USE PERMIT #2: Logan Louviere – 3415 Loreauville Rd. Lot 20 – Allow Used Truck/Automobile Sales

Jane Braud explained the location of the property and that the surrounding areas were zoned Mixed Residential (R-2).

Mr. Logan Louviere addressed the Commission and said that he is requesting to continue to conduct his business on the Loreauville Road. He said he applied for a permit years ago which was a Home Occupation License and he told Mr. Raines that he would have a sign and that he had to sell at his address and Mr. Louviere said evidently he was given the wrong permit. Ms. Braud said she could not respond to this action because Mr. Raines was not at the meeting.

Juanita Gullotta addressed the Commission and said she was the spokesperson for the area people who were opposed to the Special Use/Conditional Use Permit. She said this area was not a Commercial area for an auto dealer it was an established residential neighborhood. Ms. Gullotta turned in a petition with the neighbor's names stating that there were in opposition of the request.

Mr. Jerry Fowler asked if he signed the petition if it would go on record and Ms. Braud said yes it would. Mr. Fowler also suggested that Mr. Louviere find a place that would be suitable for his business. Mr. Fowler was also in opposition of this request.

Ms. Lori Percle was in attendance for her mother who is not in favor of the commercial establishment in their area. Ms. Percle also showed pictures of what her mother sees out of her back door every day.

Tim Landry said that he regrettably signed a petition that went around to allow Mr. Louviere to sell a couple of cars on his property and he said he wanted to resend it publically. Mr. Landry said he was not explained exactly what Mr. Louviere was doing. Mr. Landry said he was researching zoning and it was to protect health, safety and welfare. Mr. Landry brought up health issues like gasoline and fuel runoffs from the cars and exhaust fumes and children breathing this stuff. He also stated that for safety reasons because of increased strangers coming to look at the cars at all hours of the night. Mr. Landry was in opposition of this request.

Several other neighbors in opposition of the request are as follows: Carrie Jolet, Laurie Huffman, John Romero, David Westermoreland, Roger and Regan Hamilton, Nayson Smith and Michelle Smith.

Don Louviere addressed the Commission and said it was his idea because his son had a gift as a salesman. Mr. Louviere apologized to the neighborhood and said that he was under the impression that the property was unrestricted and that he was also looking at other property.

Mark Boudreaux said that they were selling cars and also selling hotshot services in the neighborhood and he was afraid that Mr. Louviere would keep adding other services. Mr. Boudreaux was also in opposition of the request.

Logan Louviere addressed the Commission and said he did not mean anything but he did not see why he could not sell cars in his own yard that was unrestricted property. Jane Braud explained that zoning took place in 2009 and where his property is located it was zoned Mixed Residential and not Commercial.

Chairperson Braud requested additional public input and there being none, closed the Public Hearing and requested guidance from the Commission. Nathaniel Mitchell made a Motion to Deny the request, which was seconded by David Fangué; the vote was unanimous.

TEXT ADMENDMENT #1: Department of Permitting, Planning and Zoning – Minimum Lot Sizes to Reflect Board of Health Requirements - No action taken at this time.

TEXT ADMENDMENT #2: Department of Permitting, Planning and Zoning – Clarification of Uses in the Industrial District, Hazardous Materials District, Light Industrial and Heavy Industrial District - No action taken at this time.

DIRECTOR'S REPORT: None

ADJOURNMENT:

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

Respectfully Submitted By,
John Raines
Prepared By Julie Armentor