

**MINUTES OF THE IBERIA PARISH REGIONAL ZONING COMMISSION MEETING CONDUCTED ON
THURSDAY, MAY 16, 2013, AT 5:30PM IN THE IBERIA PARISH COUNCIL CHAMBERS LOCATED
AT 300 IBERIA STREET, NEW IBERIA, LOUISIANA 70560**

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

MEMBERS PRESENT: Barbara Laviolette, Jane Braud, David Fangue, Perry Judice, Ron Fremin and Butch Bourgeois

MEMBERS ABSENT: Dana Dugas, Lanie Borel, Nathaniel Mitchell

OTHERS PRESENT: John Raines and Carmen Judice

APPROVAL OF MINUTES: Ronald Fremin made a motion to approve the minutes of the March 21, 2013 Meeting which was seconded by Butch Bourgeois; the vote was unanimous.

RECLASSIFICATION REQUEST #1: Property Owners on Claude Viator Road requesting reclassification from Mixed Residential (R-2) to Single Family Residential (R-1).

John R. Raines explained that the property owners on Claude Viator Road had submitted a petition to the Iberia Parish Council requesting that the area be reclassified from Mixed Residential (R-2) to Single Family Residential (R-1) because of an illegal business in the area and the placement of mobile homes to the rear of properties. The Single Family Residential classification would prohibit mobile homes completely and Mr. Raines explained the impact of the prohibition on existing mobile homes and replacement mobile homes and future mobile homes. He also explained the Family Partition aspects of LA law as it pertains to the development of land. Concluding his presentation, he asked if the Commissioners had any questions and there being none, Chairperson Jane Braud opened the floor to public comment:

Laurie Segura, 5211 Claude Viator Road, area resident, addressed the Commission in support of the reclassification request indicating the need to maintain the integrity, the original intent of the neighborhood as well as property values. She indicated her strong support for the proposed reclassification.

Baron Thomas, 4918 Claude Viator Road, area resident, indicated his opposition to the reclassification citing his desire to, perhaps, place a mobile home on his property in the future if his children need assistance getting started in life.

Blake Dore, 5217 Claude Viator Road, area resident, addressed the Commission in support of the proposed reclassification.

Bobby Boffone, 5302 Claude Viator Road, area resident addressed the Commission indicating his opposition to the reclassification request. He indicated that he supported a prohibition on mobile home parks, but, not individual mobile homes for family members.

Myra LeBlanc, 5007 Forrest Leblanc Road, area resident has property on Valerie Road and Claude Viator Road spoke in opposition to the reclassification request indicating a potential desire to allow her children to place a mobile home in the event they needed to do so to begin their career. She was also opposed to the development of mobile home parks in the area.

Ray Fremin, Sr., 2714 Valerie Road, spoke in opposition of the proposed reclassification.

Versa Dore, 5217 Claude Viator Road, area resident, spoke in support of the proposed reclassification request.

Charles Pharr, 5204 Claude Viator Subdivision, area resident, spoke in opposition.

Avery Gilmore lives in a mobile home and is opposed to any change in the current zoning classification.

James Segura, 5211 Claude Viator Road, area resident, is in support of the reclassification.

Erin Broussard, 5317 Claude Viator Road, area resident, is in support of the reclassification.

Several other neighbors spoke in favor and in opposition of the reclassification.

Laurie Segura spoke requesting the Commission to insure the integrity of the neighborhood and protect the value of their homes by reclassifying the property from Mixed Residential(R-2) to Single Family Residential (R-1).

Chairperson Jane Braud closed the Public Hearing and requested the Commissioner input. The Commission questioned the design of the Study Area and asked if the Staff could provide more information on the location of the property owners in support as well as those in opposition. Mr. Raines responded affirmatively.

David Fangué made a motion to table the matter, until the Staff provided a map showing support and opposition, and, completed an analysis of the validity of the petitions that were received, which was seconded by Butch Bourgeois; the vote was unanimous.

RECLASSIFICATION REQUEST #2: Ricky Sonnier, Iberia Outboard Marine, located at 2703 HWY 90 E requesting reclassification from Agricultural (A-1) to Industrial (I-1).

John Raines explained that the property owner had requested information on the proposed future expansion of his existing business and was advised that the property is zoned Agricultural and could not

be expanded as it was considered a non-conforming use. The property owner objected and requested the reclassification. Mr. Raines said the property was on HWY 90 E Frontage Road and had existed prior to the Zoning Ordinance and that the Agricultural classification was probably an oversight. Mr. Raines recommended support of the reclassification request.

Mr. Sonnier, owner of Iberia Outboard Marine, spoke in favor of the proposed reclassification request and explained his future development plans. He requested the Commission's approval.

The Commission asked Mr. Raines if the adjoining property owner was also non-conforming and Mr. Raines answered affirmatively. He went on to explain that he spoke to the neighbor and suggested that the two (2) property owners both request reclassification at the same time. The neighbor declined the invitation.

There being no further public input the Chairperson Jane Braud closed the Public Hearing and requested the Commission's direction. David Fangué made a motion to recommend approval of the reclassification request which was seconded by Perry Judice; the vote was unanimous.

RECLASSIFICATION REQUEST #3: Lelia Sigue Pellerin, located across from Leonce Theriot Road, requesting reclassification from Agricultural (A-1) to Industrial (I-1).

John Raines explained that the property is located on Leonce Theriot Road immediately behind J. P. Thibodeaux Auto Dealership. The applicant is requesting reclassification to Industrial. He explained that J.P. Thibodeaux is currently zoned Agricultural but is in the process of being zoned General Business which should be accomplished in a few weeks. He also explained the surrounding land uses.

Randy Gonsoulin, Authorized Agent, explained that the property owners were requesting Industrial zoning as they felt the Jefferson Island Road, Leonce Theriot Road area is prime for industrial development and should be zoned Industrial now to prevent any future delays in marketing efforts.

Jennifer Comeaux, area resident, spoke against the reclassification request indicating that the area is primarily "country" and she did not want to see industrialization of the area.

Lloyd Sigue addressed the Commission indicating his request for Industrial (I-1) rather than General Business Commercial (C -2).

Jay Comeaux indicated opposition for industrial zoning but wasn't sure about commercial zoning.

Other neighbors were in opposition of Industrial zoning.

Commissioner Ronald Fremin asked David Moore, local engineer, about the quality of Leonce Theriot Road. Mr. Moore indicated that it is a small country road and was not built nor designed to withstand industrial load traffic.

Randy Gonsoulin, Authorized Agent, addressed the Commission indicating that since the property will be marketed as one piece with the Sigue property, immediately adjacent, he would agree to require all access to HWY 90 and none to Leonce Theriot Road.

Jane Braud made a motion to table the Industrial reclassification for further study to come back with a plan that would be compatible to the neighborhood across the street and to the Commission's concern about access to Leonce Theriot Road which was seconded by David Fangué; the vote was unanimous.

John Raines made a suggestion that in order to insure and promote continuity, the Commission should advance the George Sigue reclassification to this portion of the meeting, which was agreed to by the Commission.

RECLASSIFICATION REQUEST #4: George Sigue, Jr. located adjacent to 2417 W. HWY 90 requesting reclassification from Agricultural (A-1) to Industrial (I-1).

John Raines explained that this situation was virtually the same scenario as the Pellerin situation.

Randy Gonsoulin, Authorized Agent, advanced the same arguments that he advanced for the Pellerin situation and requested approval of the reclassification request.

Jay Comeaux, local resident voiced his opposition to the proposed reclassification request.

Ronald Fremin made a motion to recommend approval of commercial which was seconded by Perry Judice; the vote was unanimous.

RECLASSIFICATION REQUEST #5: Dianne Boutte, Justin P. Hebert, Randall Benedietto, and Brad and Katie Bouillion, located on East Admiral Doyle requesting reclassification from Single Family Residential (R-1) to Mixed Residential (R-2).

John Raines explained that the property in question is located east of Darnall Road and is immediately adjacent to property zoned Mixed Residential which continues all the way to Jeanerette. He said that several phone calls had been received but there was no opposition to the reclassification request.

Mrs. Hebert addressed the Commission on behalf of her son who was the property owner and expressed her support for the project.

Patrick Boutte, property owner, expressed his support for the reclassification request.

Butch Bourgeois made a motion to approve the reclassification request which was seconded by Ron Fremin; the vote was unanimous.

RECLASSIFICATION REQUEST #6: Ocean Select Seafood located at 10714 HWY 14 requesting reclassification from Mixed Residential (R-2) to General Commercial (C-2).

John Raines explained that the site is an existing food processing facility and has been sold to another owner who plans to open an alligator packaging plant. He explained further that the new owner wants to add a loading dock and sidewalks to the site and therefore need reclassification to avoid the non-conforming clause limitations.

Charles Redell, owner, spoke in support of the reclassification request.

Ted LeBlanc, local property owner, spoke in support of the reclassification request.

Randy Boutin, local property owner, spoke in favor of the reclassification request as long as the facility remained a food processing plant.

Lucille Colomb, local property owner, spoke in favor of the reclassification request as long as the facility operated in regular hours and not all night long.

Ron Fremin made a motion to approve which was seconded Butch Bourgeois; the vote was unanimous.

RECLASSIFICATION REQUEST #7: Hedayat and Lisa C. Azizi requesting reclassification from Agricultural (A-1) and General Business Commercial (C-2) to Industrial (I-1) located at the intersection of HWY 90 Frontage Road and North Grand Prairie.

John Raines explained that a portion of the property is zoned Agricultural and is requesting reclassification to Industrial. While evaluating the industrial request, the Staff recommended that the other areas zoned commercial should be zoned industrial as well. The local property owners agreed and are requesting reclassification.

Bart Broussard, Authorized Agent, spoke in support of the reclassification request.

Randy Gonsoulin, local realtor, spoke in support of the reclassification request.

Perry Judice made a motion to approve the industrial reclassification request which was seconded by Butch Bourgeois; the vote was unanimous.

RECLASSIFICATION REQUEST #8: Darrel Turner located at 1802 Jules Road requesting reclassification from Single Family Residential (R-1) to Mixed Residential (R-2).

John Raines explained the request of Darrel Turner which was to reclassify his property to Mixed Residential (R-2); the property owner indicates that he had purchased the property prior to the

development of the subdivision and therefore should be excluded from the Single Family Residential Zoning District.

Darrel Turner, applicant, addressed the Commission indicating that everyone should have a right to utilize their land as they see fit.

Jen Thomasse, 1801 Jules Road, spoke in opposition to the reclassification request.

Ronald Adams, 1519 Mullins Road, said the area is for single family residences and should not be changed.

John Guidry, 1501 Mullins Road, was opposed to the request.

Other neighbors were in opposition to the requested reclassification.

Ron Fremin made a motion to deny the reclassification request, which was seconded by Butch Bourgeois; the vote was unanimous.

TEXT AMENDMENTS: Clarification of Fence Buffer Requirements

John Raines explained that the purpose of the proposed Text Amendment was to clarify the buffering requirements in relationship to fencing.

Ronald Fremin made a motion to approve which was seconded by Perry Judice; the vote was unanimous.

DIRECTOR'S REPORT:

John Raines explained that an analysis was underway on the methods utilized by other communities in dealing with industrial development and industrial rezoning applications.

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**