

**MINUTES OF THE IBERIA PARISH REGIONAL PLANNING COMMISSION MEETING CONDUCTED ON
THURSDAY, MARCH 17, 2011 AT 5:30PM IN THE IBERIA PARISH COUNCIL CHAMBERS
300 IBERIA STREET, NEW IBERIA, LOUISIANA 70560**

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

MEMBERS PRESENT: Bruce Dupray, Tommy Granger, Jane Braud, Barbara Laviolette, Perry Judice and David Fangué

MEMBERS ABSENT: Lanie Borel, Dana Dugas and Ronald Fremin

OTHERS PRESENT: Dean Wattigny, Julie Armentor, and John Raines

APPROVAL OF MINUTES: Tommy Granger made a motion to approve the February 17, 2011 Minutes which was seconded by Bruce Dupray; the vote was unanimous.

Mr. Raines requested that the Agenda sequence be altered to allow a representative for John Chauvin to address the Planning Commission on a proposed abandonment of drainage easement between lot 6 & 7 of Interlaken West Subdivision. The Planning Commission agreed.

DEVELOPMENT REVIEW #2: John Chauvin – Abandonment of Drainage Easement – Daniel Lane . John Raines explained that John Chauvin bought Lot 7 and is proposing to buy Lot 6 of the Interlaken West Subdivision. Mr. Chauvin is requesting an Abandonment of Drainage Easement located between the two lots so he can build his house in the middle of the two lots.

Terry Bourque with Public Works did an onsite inspection of the property and came to the conclusion that he would be in compliance and it would not be a problem.

Tommy Ransonet with Public Works said that they did not see any drainage problems at all and had no objections to this proposal.

David Fangué made a motion to approve and Bruce Dupray seconded the motion; the vote was unanimous.

DEVELOPMENT REVIEW #1: The first development review was Academy of Training Skills of Acadiana located at the Southwest intersection of Northwest Bypass/W. Washington St. The applicant is requesting preliminary and final approval to erect the Academy of Training Skills in

an area zoned Industrial (I-1). John Raines explained that the first two lots are in Schwing Industrial Park and a tract behind it and the applicants are requesting to reassemble that and there are easements that run through the site. He said that there was an updated survey which would be explained at a later time. John stated at the last meeting with the Commission this request was tabled due to requested information from referral agencies. He explained that a letter from Sheriff Louis Ackal was in the packet and also a letter from applicant was given out in response to Sheriff Ackal's letter.

John Raines explained that the plat of survey performed for the site should be titled differently with a reassembly of land and also to address the abandonment issues for the easement that runs between lot 1 and 2 and the vacant tract to the back. He stated that it is a 20' drainage and utility easement that runs through the property parallel to Hwy 674. He also said at this point and time there does not appear to have any above ground utilizes on this site and we requested to find out if there are utilities there. John also said that the survey was correct but was not exactly the wording they would use for a reassembly of land and an abandonment, he deferred to Mr. Wattigny.

Mr. Wattigny explained that the issue is, when you reassemble the lots you will have the survey just like the one that preceded this one. He also said that you could have utility and drainage easements that could go under the building so that issue would have to be addressed by Public Works Department. Mr. Wattigny also said that this was part of a larger subdivision and you would have to determine the plan of where the other people's utilities and drainage runs and how it would impact other lots.

Mr. Raines said that before anything is approved we needed an accurate plat because we are giving away all rights to property and secondly, he said he would like to have the plat readdressed with different language to state what exactly is being done. He also said the issue of the Drainage Study was going to be reviewed by Public Works but they are hesitant to give up the easement in the event that we would need it at a later date. He stated that we didn't receive anything from other utility companies to see if they had service there now or at a later date.

John said that the applicant might suggest that they would like it to go forward to the Parish Council due to time constraints with the Commission's approval conditional upon all issues being resolved prior to reaching the Council's table.

Mr. Jeff Moss addressed the Commission and said the plat was no problem but with regards to the Drainage Study he said John Raines went to the property and there were no physical signs that this is being used by anybody for drainage. He also said that they were not changing the land, they are relocating the servitude and they are putting a 20' servitude around the entire perimeter of the rest of the property. He said we were actually gaining servitude further away where it might be more necessary. He also said that delaying them would put their contract in jeopardy.

Jimmy Landry spoke about the abandonment of the drainage easement and said if they did that he would be land locked by the railroad track, land locked by the Armco canal and he would not be able to get utilities to his property and he had a problem with that. Mr. Jeff Moss explained to Mr. Landry that this would not affect his ability to get service through their property.

David Fanguie made a motion to approve the request contingent upon the Drainage Study and Public Works approving the new drainage easements and a report back with the location of what is existing beneath the ground or planned in the air. The motion was seconded by Bruce Dupray; the vote was unanimous.

DEVELOPMENT REVIEW 3: Cherry's Hideaway RV Park - John Raines explained the location of the RV Park and what was on the property. He said there are two FEMA park model trailers on the site. However, we were advised by the Louisiana Building Code Council that the park models are not designed or constructed to be used as permanent residences; therefore, they have to be moved every six months. Mr. Raines stated that we did not issue permits for these and they will not be able to remain there. John also said that there were 10 buildings on the property with approval from Health Board for only eight buildings and that would have to be corrected. He also stated that Public Works had concerns with the quality and construction standards for the road, the width of the road and also the turning radius of the road which they think is problematic.

Larry Cherry addressed the Commission and said he purchased property in 2000 and he started the project before there was zoning and he feels like he should be grandfathered in. He explained what he had on his property now. He also said that if he had to he will fix the road. He said he had starting working on the road but stopped waiting on the approval.

Mr. Mike Hebert spoke to the Commission and said Mr. Cherry purchased the property in 2005 not 2000 and he never got a permit. He wanted to know why Mr. Cherry can construct things without a permit and he had to have a permit.

Brenda Menard read from a letter that she had composed and said Mr. Cherry is not proposing permanent mobile home's where people can settle down and raise a family. She said he has FEMA trailers for temporary housing and transients, people who have nowhere else to go, like sexual offenders - as per his daily Iberian ad "No Background checks, drug or Sex offenders considered, daily or weekly rent." Mrs. Menard stated that they did not want this in their backyard. The world is made up of necessary evils like landfills but they are necessary. But this is not necessary. I do not believe this is a good fit for our community on L. Romero Rd. I moved to Iberia Parish 8 1/2 years ago and love living here and in those 8 1/2 years, I have never felt unsafe, but I am worried now! This is about my safety and quality of life. We live on a dead end road with a dozen single dwelling houses. What Mr. Cherry is proposing will change that forever. He MAY say his tenants will NOT be drug and sex offenders, but the only thing I can go by is his previous actions, like this Daily Iberian ad and the fact that the police have already been called, by him, to handle a lady temporarily living in the FEMA trailers.

Carmen Judice wanted to clarify that if something is going to be described as an RV Park the structures must be road ready and not permanent. That means if a hurricane comes they have to be able to pick up and leave. She said she and John Raines went out there for an inspection and the FEMA trailers were not road ready. They were jacked up. She also requested a Drainage Impact Study on his property.

Rometa Horton said all the residents in that area have at least two acres. They all feel safe now and they don't want a RV Park in their area.

Ms. Minos Landry stated that her concern would be criminal activity. She said just looking at the name with "Hideaway" she is worried about what people will think.

Jane Braud said that while they understood the audiences concern, the request before them is for preliminary plat approval and not for what is going to be developed on the land.

Perry Judice stated that after what Carmen Judice said that there was no way they should go any further because those requirements would have to be filled and they would need proof of his permits or fines paid in the past. John Raines said that they have too many outstanding issues concerning this site and should be cleared up before any decision is made.

Bruce Dupray made a motion to table the request until issues with the road, sewerage system, and drainage impact study on this site has been taken care of. Perry Judice seconded the motion; the vote was unanimous.

TEXT AMENDMENTS: None

DIRECTOR'S REPORT: None

OTHER BUSINESS: None

ADJOURNMENT: A motion was made to adjourn by Bruce Dupray and seconded by David Fangue; the vote was unanimous.

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