

MINUTES OF THE IBERIA PARISH REGIONAL ZONING COMMISSION MEETING CONDUCTED ON THURSDAY, NOVEMBER 20, 2014 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 there was a quorum and called the Meeting to Order.

MEMBERS PRESENT: Glenn Crappell, Jane Braud, David Fangue, Dana Dugas, Ronald Fremin, Nathaniel Mitchell, Jude Hebert and Perry Judice

MEMBERS ABSENT: Butch Bourgeois

OTHERS PRESENT: John R. Raines and Julie Armentor

APPROVAL OF MINUTES: Dana Dugas made a Motion to approve the September 18, 2014 Minutes which was seconded by Perry Judice; the vote was unanimous.

ELECTION OF OFFICERS: Chairperson Braud suggested that the Election of Officers be delayed until the end of all Meetings which was agreed to by all Commissioners present.

TEXT AMENDMENT #1: Department of Permitting, Planning and Zoning – Unincorporated Areas of Iberia Parish – Creation of Revised Industrial Zoning Districts

John Raines explained that currently there are two Industrial Zoning Districts within the Iberia Parish Zoning Ordinance: an Industrial Zoning District and a Hazardous Materials Zoning District. He explained that the creation of a Hazardous Material Industrial Zoning District was unnecessary as the DEQ, LA State Police, E911, and the Fire Department were much better equipped to the presence of hazardous materials than the Permitting, Planning and Zoning Department. He further added that the Department would be cooperative but was not in a position to control or even recognize the presence of hazardous materials. He then indicated that a distinction should be made between heavy industrial developments, as is usually identified with the Port of Iberia, and the less intensive Industrial developments that may be included throughout the Parish.

He explained that, based upon conversations with local developers, businessmen, and entrepreneurs, the Iberia Parish Zoning Ordinance should delete the Hazardous Materials Zoning District and amend the existing Industrial Zoning District as follows:

1. ADD: Light Industrial Zoning District (I-1) Permitted Uses as follows:

Permitted Uses: All uses permitted in other Zoning Districts plus food processing (excluding rendering plants, fish and meat processing), millwork and furniture manufacturing, lumber and building material storage yards, tire recapping, wholesale and warehousing.

Prohibited Uses: Heavy manufacturing uses such as the manufacturing of alcohol, ammonia, brick, cement or concrete, chemicals, fertilizers, lampblack, lime, oilcloth, paint, petroleum

products, plastics, products from fish or animal refuse, soap, bulk storage of petroleum products, junkyard or processing of junk or scrap metal or automobile wrecking, railroad repair shops and railroad marshaling yards, any other use that will be injurious, hazardous, noxious or offensive to an extent equal to or greater than those enumerated.

2. DELETE: Existing Regulations

3. ADD: Heavy Industrial Zoning District (I-2) Permitted Uses as follows:

Permitted Uses: Any use in the Light Industrial District, equipment and services of all types, bulk storage of petroleum products not in excess of 300, 000 gallons, concrete and concrete products manufacturing, junkyards or processing of junk or scrap metal or automobile wrecking, boat building, metal fabrication, food processing (including fish and meat processing), gravel terminals, rendering plants, machine shop, sheet metal and welding shops.

Prohibited Uses: Dwellings (except living quarters for watchmen and caretakers), schools offering general education courses, churches; and any use injurious, hazardous, noxious or offensive to a neighborhood by reason of odor, smoke, dust, gas, fumes, glare, light, noise or vibration. The Zoning Director shall determine the noxiousness of any proposed and/or existing use which shall be subject to appeal to the Board of Adjustment.

4. DELETE: Industrial – Hazardous Materials District

The Commission asked a few questions and then called for Public Input, and there being none, Chairperson Braud asked the Commissioners for direction.

Dana Dugas made a Motion to approve the Creation of new Industrial Zoning Districts and the deletion of the Hazardous Materials Zoning District as recommended by the Staff, which was seconded by Ronald Fremin; the vote was unanimous.

RECLASSIFICATION REQUEST #2: Department of Permitting, Planning and Zoning – Area roughly bounded by HWY 90, Northwest Bypass, Landry Road and HWY 675 – Consideration of reclassifying the area from Agricultural to Light Industrial

John Raines explained that the site in question is currently zoned Agricultural and is proposed for development as Progress Point. He explained that Progress Point was proposed to be a gateway commercial/light industrial development servicing Iberia Parish and the Acadiana Regional Airport, but, the existing zoning classification did not provide for fulfillment of such a development proposal. Consequently, the Department initiated action to provide for consideration of the necessary changes. Assignment of a Light Industrial Zoning District, to the area, is recommended.

Chairperson Braud requested public input, but, there being none, closed the Public Hearing and requested direction of the Commission. Jude Hebert made a Motion to approve as recommended, which was seconded by Ronald Fremin; the vote was unanimous.

RECLASSIFICATION REQUEST #3: Department of Permitting, Planning and Zoning – Intersection of Lucerne Drive and Daspit Road – Reclassification of Property from Agricultural (A-1) to Single Family Residential (R-1)

John Raines explained that the site is proposed for development as the Interlaken IV Subdivision into single family lots, each approximately one acre or larger. He explained that as the site is zoned Agricultural (A-1), and is proposed for development into single family residential lots, a prudent action may be to reclassify the property Single Family Residential (R-1).

Chairperson Braud requested public input, but there being none closed the Public Hearing and requested direction from the Commission. David Fanguie made a Motion to approve the reclassification of the property which was seconded by Perry Judice; the vote was unanimous.

RECLASSIFICATION REQUEST #4: Department of Permitting, Planning and Zoning – Intersection of Crochet Road and Trahan Road – Reclassification of Property from Agricultural (A-1) to Single Family Residential (R-1).

John Raines explained that the site is proposed for development as the Lone Oak Estates Subdivision into single family lots, each approximately one acre or larger. He explained that as the site is zoned Agricultural (A-1), and is proposed for development into single family residential lots, a prudent action may be to reclassify the property Single Family Residential (R-1).

Chairperson Braud requested public input, but there being none closed the Public Hearing and requested direction from the Commission. Ronald Fremin made a Motion to approve the reclassification of the property which was seconded by Glenn Crappell; the vote was unanimous.

RECLASSIFICATION REQUEST #5: Department of Permitting, Planning and Zoning – LA HWY 86 (Loreauville Road) proposed Heron’s Pond Development – Reclassification from Agricultural (A-1) to Single Family Residential (R-1).

John Raines explained that the site is proposed for development as Heron’s Pond Subdivision into single family lots. He explained that as the site is zoned Agricultural (A-1), and is proposed for development into single family residential lots, a prudent action may be to reclassify the property Single Family Residential (R-1).

Chairperson Braud requested public input, but there being none closed the Public Hearing and requested direction from the Commission. Dana Dugas made a Motion to approve the reclassification of the property which was seconded by Jude Hebert; the vote was unanimous.

RECLASSIFICATION REQUEST #6: Department of Permitting, Planning and Zoning – Sugarland Estates – Reclassification from Agricultural (A-1) to Single Family Residential (R-1)

John Raines explained that the site is the existing Sugarland Estates Subdivision development comprised of single family lots. He explained that as the site is zoned Agricultural (A-1), and is an

existing single family development, a prudent action may be to reclassify the property Single Family Residential (R-1).

Chairperson Braud requested public input, but there being none closed the Public Hearing and requested direction from the Commission. Dana Dugas made a Motion to approve the reclassification of the property which was seconded by Nathaniel Mitchell; the vote was unanimous.

RECLASSIFICATION REQUEST #7: Iberia 3, LLC – Paul Segura Parkway – Reclassification of property from Agricultural (A-1) to Industrial (I-1)

John Raines explained that the site in question was due north of the existing Paul Segura Industrial Park and was proposed as an extension of the Park itself. The site comprises approximately five (5) acres and is proposed for industrial expansion. He recommended approval of the reclassification request.

Chairperson Braud requested public input, but there being none closed the Public Hearing and requested direction from the Commission. Ronald Fremin made a Motion to approve the reclassification of the property which was seconded by David Fangue; the vote was unanimous.

TEXT AMENDMENT #1: Department of Permitting, Planning and Zoning – Unincorporated Areas of Iberia Parish – Clarification of Sight Triangle Regulations

John Raines explained that Iberia Parish does not have a clear set of Sight Triangle Regulations and he recommended that clarification was needed. He indicated that sight triangle regulations were fairly common as they were a safety mechanism for the motoring public. He provided copies of Sight Triangle Regulations from Lafayette and the City of New Iberia, and recommended the following derivative of both:

1. "A sight triangle shall be maintained on a corner lot in any district, located on private and/or public streets, and/or at the intersection of a street and commercial driveway. No automobile, trailer, sign, moveable object, fence, wall, hedge, or other structure shall be erected, placed or maintained within the triangular area formed by the intersecting projections of the right-of-way lines (for public streets) or the edge of the pavement (for private streets or drives) at points which are thirty (30) feet distant from the point of intersection, measured along said right-of-way lines or edge of pavement."
2. No part of any driveway (residential, commercial or industrial) entering a corner lot, from either the front street and/or side street, shall be closed than thirty (30) feet from the point of intersection of the right-of-way lines of said streets.
3. No parking pad (residential, commercial or industrial) on any corner lot shall be located closed than thirty (30) feet from the point of intersection of the right-of-way lines of said streets.
4. In the case of private street intersections and/or private/public street intersections, all distance measurements shall be from the right-of-way lines (on public streets) and from edge of road lines (on private streets).

He indicated his support but questioned whether or not farmland should be exempt. After much discussion, the Commission decided not to address the farmland exemption.

Chairperson Braud requested public input, but there being none closed the Public Hearing and requested direction from the Commission. Dana Dugas made a Motion to approve the reclassification of the property which was seconded by David Fangué; the vote was unanimous.

SPECIAL USE/CONDITIONAL USE #1: Scotty Hebert – 1417 Captain Cade Road – Special Use/Conditional Use to allow construction of two 50X60 square feet open sided buildings for the purpose of painting, hard banding, and inspection.

John Raines explained that the applicant had previously requested a delay, then had requested to proceed, and had neighbors expressing support, but, no further contact has been made with the office in several days. He explained that he did not have an update to the situation and requested the matter be delayed until the December Meeting. No action was taken.

DIRECTOR'S REPORT: None

ADOURNMENT:

There being no further business, Dana Dugas made a Motion to Adjourn, which was seconded by Perry Judice; the vote was unanimous

**RESPECTFULLY SUBMITTED
JOHN R. RAINES**