

**MINUTES OF THE IBERIA PARISH ZONING COMMISSION MEETING CONDUCTED ON  
THURSDAY, NOVEMBER 15, 2012 AT 5:30PM IN THE IBERIA PARISH COUNCIL CHAMBERS  
300 IBERIA STREET, NEW IBERIA, LOUISIANA 70560**

**CALL TO ORDER:** Chairman Dana Dugas determined there was a quorum and called the meeting to order.

**MEMBERS PRESENT:** Dana Dugas, Jane Braud, Lanie Borel, David Fangue, Nathaniel Mitchell, Barbara Laviolette, and Ronald Fremin.

**MEMBERS ABSENT:** Perry Judice and Tommy Granger

**OTHERS PRESENT:** John Raines, Jacque Cousin and Carmen Judice

**APPROVAL OF MINUTES:** David Fangue made a motion to approve the October 18, 2012 minutes which was seconded by Ronald Fremin; the vote was unanimous.

**RECLASSIFICATION REQUEST #1:** Glenn P. Verret – Located left of 5107 Freetown Road – Reclassification from Agricultural (A-1) to Mixed Residential (R-2). No action taken at this time.

**RECLASSIFICATION REQUEST #2:** Curtis and Theresa Flash - Located at Emile Verret Road roughly bounded by Tete Bayou, Emile Verret Road, South Estate Drive, Belle Terre Subdivision and Timberstone, LLC – Reclassification from Agricultural (A-1) to Residential (R-1). John Raines explained that the request was for rezoning seven lots. Mr. Raines said that they had several things that had to be accomplished. Mr. Raines said he had to submit an updated plat, Lot seven is land-locked and although it was not an issue now the owner has indicated that it was going to be an extension of his property, also, the owner is aware that an extension of Trotter Street could be an issue at a later date. At this time the owner does not want to extend the street.

Mr. Flash indicated that he wants to open a dog and kennel business with his 10 acres that he is retaining for his use. He also indicated that he wants to open a dog park with a walking tract and a pond to train bird dogs. Mr. Flash said he will be building a fence around his ten acres and it will have a private drive.

Mr. Flash said that Trotter Street runs in to Cowboy's Church and he wanted to know who was going to pay for Trotter Street Extension since he did not have any intentions of extending it.

Jane Braud said that the rezoning of the property did not have anything to do with the Trotter Street extension as of now.

Mr. Ronald Stokes addressed the Commission and explained that the property that they were talking about is behind his property and he was worried about the traffic flow in the back. He said he was objecting the Trotter Street extension not the rezoning of the property.

Mr. Kirk Sieber representing Timberstone, LLC spoke to the Commission about issues they had about the proposed development and rezoning of property at this time. Mr. Sieber said the only issue he had was that the proposed plat did not show the access for the Trotter Street extension. He also said that two residential developments have taken place since 1977. He said Palm Land has donated the property for a dedicated right of way for Trotter Street and Timberstone Development was also required to put in the 80 foot right of way at that time and dedicated the property to the Parish and paid for the asphalt, drainage and all issues that went along with it. Mr. Sieber said their concern is that this is not just a vision for Trotter Street but it has already been implemented and has already been started. Mr. Sieber said he just wanted it to go on record that the Commission looks at this and tables it until further discussion has been made on this plan.

Dana Dugas explained to Mr. Sieber that they were not there tonight to approve the plat but to reclassify the seven lots. Mr. Sieber said he had no objections to the reclassification.

Other neighbors in the area spoke in opposition about the concerns of the Trotter Street extension.

Mr. David Fangué wanted to know from the Commissioners if Trotter Street is not resolved how could they proceed with this request.

Mr. Ronald Fremin stated that he felt the surrounding subdivision knew about the Trotter Street extension and that this project had been on the table for a long time and is not something new.

After further deliberation Nathaniel Mitchell made a motion to approve the reclassifications of the seven lots, which was seconded by Lanie Borel; the vote was unanimous.

**SPECIAL USE/CONDITIONAL USE PERMIT:** David & Suzanne Luke - Application for a cellular tower proposed to be located in the 11800 Block of the Old Jeanerette Road across Roland Lane. No action taken at this time.

**DIRECTOR'S REPORT:**

1. Establishment of 2013 filing dates and meeting dates. John Raines explained that the filing dates will be published in the Daily Iberian.

2. Discussion on Zoning Ordinance Updates and Mobile Home Standards (Single Family Residential Development). John Raines said he was making a list of all the things that needed correcting because standards may have changed.
3. Discussion on location of Single Family Residential Development in Industrial Areas (temporary and permanent). John Raines explained that they were going to put together a packet and submit to Commissioner for consideration. He said we do have large companies coming in for mobile home permits that is used mostly for office uses and also housing quarters for temporary employees on the job site. Mr. Raines said what concerns him is should we go further with residential development being allowed in an Industrial zoned area. He said he would give them more information at a later date.
4. Discussion of terms and elections of Zoning Commissioners. John Raines said they were having a meeting with the Parish Council discussing the details.
5. Scheduled presentation on proposed subdivision of Daniel Hardy property – John Raines gave a presentation showing a plat with four separate parcels. Mr. Raines also said that they had a 2003 Letter from Dr. Erhardt where the property was subdivided by administrative action on two separate occasions but no one was aware of the letter by Dr. Erhardt until just a couple of weeks ago. The two separate properties were extensions to existing parcels facing Candle Glow Drive. Mr. Raines explained that an issue had also been brought to his attention regarding drainage issues. Mr. Raines suggested that no permit for building construction can be issued until resolved.

Mr. Daniel Hardy addressed the Commission and explained that he had bought 15 acres from Greg Morel which adjoined his property. He then proceeded on a long history of the various sales and distribution of the original property. He maintained that the property did not have any flooding problems.

Stephen Minvielle addressed the Commission indicating that he owned the adjoining 88 acres and felt that Mr. Hardy subdivided his property in violation of the Sub Regs. Mr. Minvielle questioned if he would be granted such leeway when he developed his property; in other words, subdividing the property without Commission approval.

Julie Bourque addressed the Commission and indicated that she was the Hardy's attorney and felt that the Hardy's had complied with all requirements and the drainage complaints were unfounded.

The Commission requested an explanation from Mr. Raines on the actual course of action being requested. He explained that Mr. Hardy violated the original letter of approval from Dr. Erhardt and that the office had received complaints of flooding. Mr. Raines was simply trying to establish one position for all.

Dana Dugas closed the Public Hearing portion of the Meeting and requested the Commission's input.

Ron Fremin made a motion to approve the issuance of a building permit contingent upon the Department of Planning, Permitting, and Zoning receiving a letter from Mr. Hardy's engineer indicating the lack of drainage issues; the letter must be approved by Public Works. David Fangué seconded the motion; the motion passed unanimously.

Jane Braud made a motion to adjourn which was seconded and approved unanimously.

Submitted by John R. Raines  
Iberia Parish Permitting, Planning and Zoning Director