

**MINUTES OF THE IBERIA PARISH REGIONAL ZONING COMMISSION MEETING CONDUCTED ON
THURSDAY, SEPTEMBER 18, 2014 AT 5:30PM IN THE IBERIA PARISH COUNCIL CHAMBERS
LOCATED AT 300 IBERIA STREET, NEW IBERIA, LOUISIANA 70560**

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

MEMBERS PRESENT: Glenn Crappell, Jane Braud, David Fanguie, Dana Dugas, Ron Fremin, and Nathaniel Mitchell

MEMBERS ABSENT: Perry Judice and Butch Bourgeois

OTHERS PRESENT: John R. Raines and Julie Armentor

APPROVAL OF MINUTES: David Fanguie made a Motion to approve the July 17, 2014 which was seconded by Nathaniel Mitchell; the vote was unanimous.

NEW BUSINESS: None

RECLASSIFICATION REQUEST #1: Department of Permitting, Planning and Zoning – Unincorporated Portions of Iberia Parish Creation of New Industrial Zoning Districts

John Raines explained that the Department has encountered several requests for businesses/industrial uses that are not really industrial operationally but are industrial by definition. He explained that a small fabrication shop that does light welding and milling for small technical machine parts is technically an industrial operation; however, the operation is functioning within an enclosed area, usually a building, and does not have any outward appearance of an industrial use nor does it emit any excessive noise levels. The suggestion has been made repeatedly to add an additional Industrial Zoning District (i.e., Light Industrial or Heavy Commercial) to accommodate those types of “clean” facilities that can be compatible in both commercial and industrial settings. M. Raines inquired if the Commission was interested in pursuing a possible new Zoning Classification.

The Commission briefly discussed the merits/demerits of such a district and decided to entertain a preliminary review at the October Meeting. No further action was taken.

RECLASSIFICATION REQUEST #2: D&H Assets, LLC – North of HWY 90 extending towards Admiral Doyle – Reclassification of property from Agricultural to Industrial.

John Raines explained the particulars of the reclassification request and indicated that due to the small size of the property, (2.20 acres), industrial zoning would be inappropriate; he indicated that a commercial classification would be more appropriate and further indicated that the proposed commercial/industrial classification may be ideal for this site. He further iterated that the proposed

commercial/industrial classification would be ideal in many transitional areas throughout the Parish that are in near proximity to existing residential areas.

Randy Gonsoulin, Authorized Agent, addressed the Commission indicating that he too favored the idea of a new commercial/industrial classification but did not want to hinder his chances of marketing and/or developing the property in question. He inquired the delay that would be involved in waiting for the adoption of such a classification.

Tommy Kleinpeter, an adjoining property owner, addressed the Commission indicating that he did not oppose the request of Mr. Gonsoulin, but, did not want to have his property reclassified, did not want to have his property reclassified against his will, did not want to sell nor be forced to sell, and did not want to be adversely impacted by the adjacent operations. Otherwise, he and his family had no opposition to anything Mr. Gonsoulin was requesting.

Mr. Raines indicated that he did not think the review and adoption process would take longer than two (2) months. Mr. Gonsoulin was satisfied with the response and indicated that he could accept the delay.

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

RECLASSIFICATION REQUEST #3: D&H Assets, LLC (Three) – Located north of HWY 90 proceeding towards Admiral Doyle

John Raines explained the particulars of the reclassification request and indicated that due to the small size of the property, (6.887 acres), industrial zoning would be inappropriate; he indicated that a commercial classification would be more appropriate and further indicated that the proposed commercial/industrial classification may be ideal for this site. He further iterated that the proposed commercial/industrial classification would be ideal in many transitional areas throughout the Parish that are in near proximity to existing residential areas.

Randy Gonsoulin, Authorized Agent, addressed the Commission indicating that he too favored the idea of a new commercial/industrial classification but did not want to hinder his chances of marketing and/or developing the property in question. He inquired the delay that would be involved in waiting for the adoption of such a classification.

Mr. Raines indicated that he did not think the review and adoption process would take longer than two (2) months. Mr. Gonsoulin was satisfied with the response and indicated that he could accept the delay.

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

RECLASSIFICATION REQUEST # 4: Department of Permitting, Planning and Zoning – 6000 Block of Laurent Road – Reconsideration of Reclassification Recommendation from Mixed Residential (R-2) to Manufactured (Mobile) Home Park (R-4)

John Raines explained that early this year the Commission and the Parish Council had reclassified the property of James Stein located at 6000 Laurent Road as requested. He further explained that the reclassification request was never recorded as Mr. Stein had never provided the necessary survey to fulfill the Legal Requirements of the Zoning Ordinance. The Council Clerk had suggested the Commission reconsider the reclassification request and quite possible remove the zoning from the property.

Mr. Raines indicated that early this week, Mr. Stein had provided the necessary plat and no further action needed. The plat will be recorded.

SPECIAL USE/CONDITIONAL USE PERMIT: Scotty Hebert – 1417 Captain Cade Road – Variance to construct two 50X60 square feet two sided buildings for the purpose of painting, hard branding, and inspection.

John Raines explained that the applicant had previously applied for a reclassification of the same property but had abandoned the request due to opposition of the surrounding property owners. Now the applicant was requesting a Special Use/Conditional Use Permit to construct two (2) 50X60 square feet two sided buildings for the purpose of painting, hard branding and inspection out of the weather. He explained that the buildings would be open on two sides and that he was not increasing his operational size but only attempting to protect his employees and inventory from the weather.

Scotty Hebert addressed the Commission further edifying his intent for improving the facility now and in the future.

Several neighbors spoke and were opposed to the buildings and said that at the previous meeting Mr. Hebert was just supposed to be cleaning pipe and storing them and nothing more.

Significant discussion focused on the failure of the Special Use/Conditional Use Permit to include several required items. The Commission felt that failure to include all the necessary documentation automatically demands a tabling until the necessary information has been provided to insure that a fair and impartial decision is reached.

Ronald Fremin made a Motion to Table which was seconded by Nathaniel Mitchell; the vote was unanimous.

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 R. Raines