

**MINUTES OF THE IBERIA PARISH REGIONAL ZONING COMMISSION MEETING CONDUCTED ON THURSDAY, SEPTEMBER 10, 2015 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:** Jane Braud, Glenn Crappell, Jude Hebert, Dana Dugas, Brock Pellerin and Tommy Granger

**MEMBERS ABSENT:** Perry Judice, Nathaniel Mitchell and David Fangué

**OTHERS PRESENT:** John Raines, Julie Armentor and Sally Johnson

**APPROVAL OF MINUTES:** Brock Pellerin made a Motion to Accept the July 16, 2015 Meeting Minutes which was seconded by Glenn Crappell; the vote was unanimous.

**RECLASSIFICATION REQUEST #1:** Aficionado, LLC - Authorized Agent: Tribbey Thornton – Located in the 2300- 2800 Blocks of Jefferson Island Road (La Hwy 675) – Reclassification request from Commercial – Neighborhood Shopping District (C-1) to General Business Commercial (C-2).

John Raines explained the location of the property and what the applicant was requesting. There were several neighbors/interested citizens in attendance and they addressed the Commission expressing their concerns with commercial access entering the neighborhood. They were also concerned with the possibility of a bar/lounge in the neighborhood; they were advised that State Law prohibits a bar/lounge within three hundred feet (300') of school property, and, since the Westgate High School was immediately across Jefferson Island Road, their concerns were unfounded.

Tribbey Thornton addressed the Commissioners and said they had no intention of putting a mobile home park and also stated that he already sold one of the lots to a doctor who was planning on putting an occupational medical clinic and someone else was interested in buying another lot for a diesel mechanic shop. Mr. Thornton said he would like lot 1-C to be zoned Mixed Residential Family (R-2) instead of General Business Commercial (C-2) due to the access to the neighborhood.

Dana Dugas made a motion to approve the reclassification to General Business Commercial (C-2) with the exception of Lot 1 C to be zoned as Mixed Residential (R-2). The motion was seconded by Brock Pellerin; the vote was unanimous.

**DIRECTOR'S REPORT #1:** Adoption of Revised Meeting Dates for 2015

New Meeting Dates for the remaining months of 2015 were handed out; which had already been approved.

**REPORT #2: Analysis of Building Permit Sales**

John Raines explained that last year in the first six months of the year we had \$54 Million in value in construction and collected \$182,000 in fees and this year we were down to \$20 Million in value and collected \$100,000 in fees. Mr. Raines said that he had presented this to the Parish Council and just wanted to share it with the Planning and Zoning Commission.

**DIRECTOR'S REPORT #3: Proposed Youngsville Building Permit Changes**

John Raines explained an article that was in the newspaper about the City of Youngsville stating that the Mayor of Youngsville had put a proposal together to pay for their infrastructure (impact fees) at \$2,000 a lot. Mr. Raines said he just wanted to inform the Commissioners of the article.

**DIRECTOR'S REPORT #4: Update of Outstanding Items**

John Raines explained about the car dealership on the Loreauville Road and said it had been resolved. Also, Mr. Raines spoke about the dog breeder in Loreauville.

**ADJOURNMENT:**

Dana Dugas made a Motion to adjourn which was seconded by Brock Pellerin; the vote was unanimous.

Respectfully Submitted By,  
John Raines