

**MINUTES OF THE IBERIA PARISH SPECIAL ZONING COMMISSION MEETING CONDUCTED ON
THURSDAY, SEPTEMBER 20, 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, Perry Judice, Barbara Laviolette, Ronald Fremin and Tommy Granger.

MEMBERS ABSENT: Nathaniel Mitchell

OTHERS PRESENT: Jacque Cousin and Julie Armentor

APPROVAL OF MINUTES: Dana Dugas made a motion to approve the August 16, 2012 minutes which was seconded by Jane Braud; the vote was unanimous.

RECLASSIFICATION REQUEST #1: Everette Manuel- Neco Town Road – Reclassification from Agricultural (A-1) to Manufactured Mobile Home Park (R-4).

Tommy Granger explained that previously the item was tabled until Mr. Everette Manuel could be present. Mr. Manuel addressed the Commission and explained that he wanted to propose a mobile home park consisting of approximately 54 units. Mr. Manuel said he had three lots, one being 5.38 acres and the other two were .79 acres each and they were proposing to put an asphalt road on the 5.38 acre lot with an 80' radius turnaround which would allow for emergency vehicles.

Dana Dugas asked about the sewerage and Mr. Manuel said he had been talking to Mr. Joe Gonzales about putting a 25,000 gallon sewerage treatment plan and he showed on the plat where it was going to be located.

Jane Braud asked if the Zoning Department had recommendations or comments from the Fire Department about the turning radius, access, fire safety, etc. but we had none. Mr. Manuel said he had something from the Fire Department but it was not sent in to the Zoning Department. Ms. Braud also said that the road exceeded the required length of a road with a cul-de-sac and Mr. Manuel said that Freyou, Moore and Associates were working on the plat and said the plat he has is preliminary and he said there would probably be corrections before the final plat was done.

Roger Duncan spoke to the Commission and said the residents had given them a petition at the last meeting and he said there were four other mobile home parks in the area and the residents were concerned about the additional traffic that this trailer park was going to bring in. He wanted to know about the sewerage plants discharge and he also asked about the asphalt road, about the width and the length of it. He said they did not allow private roads anymore in the parish. Mr. Duncan said the residents strongly oppose the mobile home park.

Ms. Phebe Hayes said her family has been in the Neco Town area since the 1870's and she said she was opposed to this mobile home park. She said she was concerned about people and she is not against trailer parks but she was concerned about safety and security. Ms. Hayes said some of the children just hang in the front part of the trailer park and she said they have turf wars where children in one trailer park have conflicts with children from the other trail parks and that is not a community. She said she was speaking for her father who was bedridden.

Mr. Manuel spoke again and said he knew Mrs. Hayes and the property he has was inherited and he said he had no intentions of going into their area to create problems for the people who live there. He said his intentions were to give that community an uplift not degrade the neighborhood and he said he wanted to make sure everything was done in a proper manner.

Ms. Beulah Provost spoke and said that she does live on Neco Town Road and said she did not know how Mr. Manuel would be able to control what goes on there. She said she lives between two trailer parks now and they do all sorts of pranks on her property.

Ms. Barbara Laviolette had questions about the plat and Mr. Manuel explained it to the Commission.

Jane Braud said she appreciated his desire to develop his property. She said her concern was with the crowding of housing and the distribution and the density of population within the area. She also said her main concern is the one way in and one way out for 54 sites which would usually accommodate two vehicles. Now it would be over 100 cars coming in and out with children playing and this would not be a safe project.

Jane Braud made a motion to deny the request which was seconded by Barbara Laviolette, the vote was unanimous.

RECLASSIFICATION REQUEST #2: Orien A. Landry, Sr. – Intersection of Confederate Dr. and Convection Dr. - Reclassification from Agricultural (A-1) to Industrial (I-1).

Mr. Tommy Granger stated that the request was tabled for more information.

Ms. Penny Gisclair addressed the Commission and handed out pictures showing different sections of the roads by this property and discussed them with the Commission. She said she is having all sorts of problems with the people from the other trailer park coming on her property

which is next to Mr. Landry's property. She said no one wants to live next to an industrial site and her property would be worth nothing if his property was rezoned Industrial. She said she is against this rezoning. She said she did check with DEQ and for certain tonnage they do not monitor with regulations. She said they told her that fiber glass itself is not dangerous but if he cuts and sands it and it gets in the air it is very dangerous. It can affect breathing, lungs, kidneys, etc. Mrs. Gisclair said if DEQ is not going to monitor this anything can be dumped in the coulee in back which passes by the trailer park. She asked how would they be able maintain an Industrial area in the middle of an Agricultural area.

Mr. Orien Landry said he was the owner of the property that Mrs. Gisclair was talking about. Mr. Landry also said that farmers use that road and he also had a dvd of pictures for the Commission to see but were not able to see it. He also spoke about ventilation for his business and Mr. Landry said he did have a fan that has filters on it and as you are spraying, the filters catch it and it exhausts the fresh air outside and he said that there would be no over spraying. Mr. Landry said he had pictures of the coulee that had all sorts of things in it that he did not put there.

Ms. Mary Segura Guilbeau said she had the property across from Mr. Landry but she did not live there. Ms. Guilbeau said she has stables with horses and her concern was the traffic. She said her fence was broken from the big trucks coming around and she has thoroughbreds on the property. She also said the road is very narrow and has holes. Ms. Guilbeau said she had a hard time in her vehicle to get to the back of her property.

Other neighbors addressed the Commission in opposition of the request.

Barbara Laviolette asked about Special Use/Conditional Use Permit and Jane Braud said it did not fit for this situation because of the type of industry. Mr. Jacques Cousin said that the Zoning Ordinance says that they could either accept or reject the application. Mr. Cousin said if they agree to the rezoning they could place certain conditions they think could be necessary but they could not initiate on their own at this hearing an on the spot Special use/Conditional use permit or some other zoning that is being requested. He said that could certainly be done on another day upon an application by a land owner for a Special Use/Conditional Use permit. He said he just wanted to clarify the way the procedure works and if they wanted to approve the request for rezoning and they wanted to make it conditional they could do that.

After further deliberation Jane Braud made a motion to deny the request which was seconded by Barbara Laviolette; the vote was unanimous.

RECLASSIFICATION REQUEST #3: Sung Son – Left of 5816 Prince Rd. - Reclassification from Agricultural (A-1) to Mixed Residential (R-2).

Sherry Prince addressed the Commission and asked what the applicants were planning to do with this property. She wanted to know if they were building homes or were they planning to put trailers there.

Jane Braud explained to Ms. Prince what the permitted use was for a Mixed Residential Classification.

Dana Dugas made a motion to table the request for reclassification until Mr. Son can come in and explain what he would like to do and was seconded by Barbara Laviolette; the vote was unanimous.

RECLASSIFICATION REQUEST #4: Gordon Doerle, Sr. – 614 Coteau Rd. - Reclassification from Agricultural (A-1) to Industrial (I-1).

Mr. Gordon Doerle addressed the Commission and said that he had purchased this 100 acre plat of property in 2005 and said he had bought it as commercial property. Mr. Doerle said in 2007 he went before the Parish Council and had public hearings and took 45 acres on one side and made industrial parks. He said in 2009 the whole area was rezoned and he did not know this until he sold some property recently and when the builder went to get a permit he found out that it was zoned Agricultural (A-1). Mr. Doerle said he understood that this was a procedure he had to go through.

Jane Braud explained that she was there when he subdivided the property in 2007; she said it was subdivided and went before them and it was approved for final subdivision approval and that went before the Parish Council but that was before zoning which was adopted in 2009. She said he had subdivision restrictions attached to his plat that called it Commercial Industrial Development but it wasn't zoned. Mr. Doerle said he did not think it would change.

Andrew Nelson spoke and said he would not care to have an industrial park at his front door.

Pete Nelson also spoke and said he had property next to Mr. Doerle's and showed where his family has games and a camp out there where the kids have a place to play. He said he was hoping that they would not rezone so that they would not have to worry about industrial buildings. Mr. Nelson explained that they had big tanks on Mr. Doerle's property.

Matilda Nelson addressed the Commission and she said that they have new neighbors and other family members that are developing the property around her and thought it would be safe to be able to build their homes with their children. She said they were dumbfounded when they had to deal with the landfill for so many years. Ms. Nelson asked what they were planning to build and who the owner was.

Mark St. Martin spoke and said he was planning on building a light manufacturing company and said that they will not be doing any fabrication. Mr. St. Martin also said they would outsource all that type of work. He said there would not be anything outside and would not be any noise.

Ms. Shelia Nelson said she was a property owner next to Mr. Doerle's property and said what she heard at the meeting were two main things. One was compatible to their property and the other was safety. Ms. Nelson said it has been a real concern about this being right next door to them. She said she feels like if this property is zoned Industrial that opens up their families to a whole new way of life and they render the property un-useful and her appeal was to deny the request.

Jacque Cousin said that there were a couple of restrictions in place on this property. One is the Airport Hazard Zoning Ordinance which is Subsection 3-73 of the Iberia Parish Ordinances which regulates height of building and radio interference which may be hazardous to airport traffic. He also said in addition to that in 2010 Mr. Doerle had submitted his property for a restriction through a servitude which he agreed not to conduct any activity that would be hazardous to aviation. Mr. Cousin told the Commission if they decided to grant the change to Industrial Use he wanted to make it clear that they are not attempting to in any way conflict with the existing airport hazard laws or the servitude that he is granted. The change would be subject to those restrictions which have already been placed on the property and Mr. Doerle agreed to that.

Jane Braud said in 2007 when Mr. Doerle subdivided the property it was understood even before zoning that it was intended to be Commercial or Industrial simply not just because there are pretty strict subdivision restrictions that you attach which typically when you have a commercial development you don't see such restrictions attached to a plat. She said Mr. Doerle pretty well covered landscaping, no lots shall be re-subdivided, fencing, etc. She said all of this was recorded in the courthouse that she accessed and she said that the property abuts the airport which is all Industrial so it is not like he is carving out a piece of property in the middle of a residential area.

After further deliberation Jane Braud offered a motion to approve the request with the airport restrictions that Mr. Cousin reminded them of which was seconded by Dana Dugas; the vote was unanimous.

RECLASSIFICATION REQUEST #5: Ramey Martin Properties, LLC. – Intersection of Hwy 88 and Fremin Road - Reclassification from Agricultural (A-1) to Industrial (I-1).

Mr. St. Martin addressed the Commission and said he was planning on building a 7,000 square foot warehouse and a 3,000 square foot office building which he will not be doing any heavy manufacturing it would be assembly type work. He also said there would not be any noise and that he did not plan on having anything on the outside. Mr. St. Martin said he did buy the property under the assumption that it was Industrial.

Ms. Matilda Nelson asked if his building was going to be facing Fremin Road or Coteau Road and Mr. St. Martin said the Coteau Road. Ms. Nelson also asked about a plan and was told that this was for zoning.

Jane Braud offered a motion to approve the request with the airport restrictions that Mr. Cousin reminded them of which was seconded by Dana Dugas; the vote was unanimous.

Before the adjournment Mr. Tommy Granger addressed the Commission said it was his pleasure to serve on the Board with them and commended them for doing a good job. He thanked everyone and the Commission thanked him for all his hard work.

ADJOURNMENT:

There being no further business, Dana Dugas made a motion to adjourn which was seconded by Jane Braud; the vote was unanimous.

**Submitted by Permitting, Planning and Zoning Department
Iberia Parish Government**