



Zoning Commission

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Meetings are held at the
Iberia Parish Council Chambers
300 Iberia Street, 4th Floor
New Iberia, Louisiana.

I. CALL TO ORDER – CHAIRMAN’S OPENING REMARKS

Jane Braud called the meeting to order at 5:38pm

II. PRAYER AND PLEDGE

A prayer and the Pledge of Allegiance were said.

III. ROLL CALL

Name	PRESENT	ABSENT
Andy Shealy		X
Agnes Conner	X	
Jane Braud	X	
Matt Gulotta	X	
Glenn Crappell	X	
Richard Broussard	X	
Hubert Landry Jr.		X
Nathaniel Mitchell Sr.	X	
Lane Romero	X	
Chad Segura	X	
Gerrit Landry	X	

IV. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Being None

V. APPROVAL OF AGENDA

August 17, 2026

Motion: A motion to approve the agenda was made by Chad Segura

Second: A second motion was made by Lane Segura

Commissioners	Aye	Nay	Abstain	Absent
Jane Braud	X			
Matt Gulotta	X			
Glenn Crappell	X			
Richard Broussard	X			
Hubert Landry Jr.				X
Nathaniel Mitchell Sr.	X			
Lane Romero	X			
Chad Segura	X			
Gerrit Landry	X			
VOTE TOTALS	8	0	0	1

VI. ADOPTION OF MINUTES

July 20, 2026



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Motion: A motion to adopt the minutes was made by Lane Romero

Second: A second motion was made by Richard Broussard

Commissioners	Aye	Nay	Abstain	Absent
Jane Braud	X			
Matt Gulotta	X			
Glenn Crappell	X			
Richard Broussard	X			
Hubert Landry Jr.				X
Nathaniel Mitchell Sr.	X			
Lane Romero	X			
Chad Segura	X			
Gerrit Landry	X			
VOTE TOTALS	8	0	0	1

THE MOTION CARRIES

VII. NEW BUSINESS

1. Case No.: **ZC2026-0007**

Request: Reclassification of property from A-1 (Agricultural) to C-2 (Commercial)

Location: 3203 Avery Island Rd.

Owner/Applicant: Martin Larry & Kim Richard

Parcel #: 0100521000

Comments: Board Member Richard Broussard recused himself from the discussion and voting on this agenda item and did not participate in the vote. Mr. Larry Richard was present and addressed the Board regarding the property. Mr. Richard stated that the building was constructed in 2006, prior to the implementation of zoning regulations. He further explained that, in 2009, the Council approved an "as-is" comprehensive zoning plan, which resulted in the property remaining a nonconforming use. Mr. Richard provided documentation indicating that the property is currently assessed and taxed as commercial property. He stated that he does not intend to sell the property at this time but is seeking to have the property's zoning and related documentation properly established and brought into order. Three emails submitted by members of the Thibodeaux family in opposition to the proposed C-2 zoning were read into the record. The correspondence expressed concerns regarding the proposed rezoning due to the family's elderly mother residing on the adjacent property. Mr. Nelson Boutte was also present and expressed concerns regarding the types of uses that would be permitted if the property were rezoned to C-2. The applicable ordinance was read into the record, including the permitted uses under the proposed zoning classification. Board Member Lane Romero noted that the property is currently being taxed based on its existing use. He expressed uncertainty regarding the separation of the two zoning classifications and how the historical land use of the property should be considered. Board Member Jane Braud stated that the size of the property is sufficient to accommodate its own zoning district, even though it is not contiguous with the existing C-2 (Commercial) zoning. She further noted that an existing building is located on the property and that the request does not involve the construction of a new building.

Motion: A motion to approve the agenda item was made by Nathaniel Mitchell

Second: A second motion was made by Glenn Crappell



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Commissioners	Aye	Nay	Abstain	Absent	Recused
Jane Braud	X				
Matt Gulotta		X			
Glenn Crappell	X				
Richard Broussard					X
Hubert Landry Jr.				X	
Nathaniel Mitchell Sr.	X				
Lane Romero		X			
Chad Segura	X				
Gerrit Landry	X				
VOTE TOTALS	5	2	0	1	1

THE MOTION CARRIES

2. Case No.: **ZC2026-0008**
Request: Reclassification of property from A-1 (Agricultural) to I-2 (Industrial)
Location: Innovation Blvd. and N Grand Prairie Rd
Owner/Applicant: Iberia Economic Development Authority
Parcel #: 0102890000A

Comments: Mike Tarantino was present. He stated that the Iberia Economic Development Authority has been planning a business park and innovation park, known as "Progress Point," for some time. Mr. Tarantino explained that the Iberia Economic Development Authority recently expanded the project by acquiring an additional 35 acres of adjacent property. The additional acreage was obtained to accommodate the development plans and provide sufficient space for businesses interested in locating within the Progress Point development.

Motion: A motion to approve the agenda item was made by Richard Broussard

Second: A second motion was made by Glenn Crappell

Commissioners	Aye	Nay	Abstain	Absent
Jane Braud	X			
Matt Gulotta	X			
Glenn Crappell	X			
Richard Broussard	X			
Hubert Landry Jr.				X
Nathaniel Mitchell Sr.	X			
Lane Romero	X			
Chad Segura	X			
Gerrit Landry	X			
VOTE TOTALS	8	0	0	1

THE MOTION CARRIES

3. Case No.: **ZC2026-0009**
Request: Reclassification of property from R-2 (Mixed Residential) to C-2 (Commercial)
Location: Hwy 14
Owner/Applicant: Varnessa Castain
Parcel #: 0103296500



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Comments: The applicant was not present at the meeting to address the agenda item or provide additional information regarding the request.

Motion: A motion to **table** the agenda item was made by **Lane Romero**

Second: A second motion was made by **Richard Broussard**

Commissioners	Aye	Nay	Abstain	Absent
Jane Braud	X			
Matt Gulotta	X			
Glenn Crappell	X			
Richard Broussard	X			
Hubert Landry Jr.				X
Nathaniel Mitchell Sr.	X			
Lane Romero	X			
Chad Segura	X			
Gerrit Landry	X			
VOTE TOTALS	8	0	0	1

THE MOTION CARRIES

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Motion: A motion to adjourn was made by **Lane Romero**

Second: A second motion was made by **Gerrit Landry**

Commissioners	Aye	Nay	Abstain	Absent
Jane Braud	X			
Matt Gulotta	X			
Glenn Crappell	X			
Richard Broussard	X			
Hubert Landry Jr.				X
Nathaniel Mitchel Sr.	X			
Lane Romero	X			
Chad Segura	X			
Gerrit Landry	X			
VOTE TOTALS	8	0	0	1

THE MOTION CARRIES

THE MEETING WAS ADJOURNED AT 6:13pm

Submitted by,
Agnes Phillips-Conner, CFM.
Manager, Permitting, Planning, and Zoning