



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 5:32pm

II. PRAYER AND PLEDGE

A prayer and the Pledge of Allegiance were said.

III. ROLL CALL

Name	PRESENT	ABSENT
Ian Alpha	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

September 21, 2026

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

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	7	0	0	2



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VI. ADOPTION OF MINUTES

August 17, 2026

Motion: A motion to adopt the minutes was made by Gerrit Landry

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	7	0	0	2

THE MOTION CARRIES

VII. NEW BUSINESS

1. 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

Comments: Varnessa and Gregory Castain were present. Mrs. Castain stated that she is requesting to rezone the property to sell used cars and boats, with plans for future storage buildings. All required licenses and supporting documentation were provided for the file.

Motion: A motion to adopt the minutes was made by Gerrit Landry

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	7	0	0	2

THE MOTION CARRIES



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2. Case No.: **ZC2026-0010**
Request: Reclassification of property from R-2 (Mixed Residential) to C-2 (Commercial)
Location: 3102 Coteau Rd.
Owner: Aztec Equine
Applicant: Ira Lange
Parcel #: 0104418000

Comments: Kevin McKay was present and stated that the rezoning request is intended to better serve the adjacent property owners. Andrew Hebert expressed concerns regarding whether animals would be placed on the property. Mr. McKay confirmed that no animals would be kept on the property.

Motion: A motion to approve the agenda item was made by Glenn Crappell

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 Mitchell Sr.	X			
Lane Romero	X			
Chad Segura	X			
Gerrit Landry	X			
VOTE TOTALS	7	0	0	2

THE MOTION CARRIES

3. Case No.: **ZC2026-0011**
Request: Reclassification of property from R-1 (Single Family) to R-2 (Mixed Residential)
Location: 2318 Razorback Rd
Owner/Applicant: Jacque Guidry
Parcel #: 0400829000A

Comments: Paul Prince was present representing Mr. Guidry. Mr. Prince stated that Mr. Guidry subdivided the property to provide each of his children with a tract for placement of a mobile home, which is restricted under the current zoning. Several adjacent property owners opposed the rezoning, citing subdivision covenants, concerns regarding rental use, subdivision of the three-acre tract, private road access, and the existing road maintenance agreement. It was clarified that Iberia Parish does not enforce private subdivision covenants and that matters outside the agenda involving private agreements are civil matters between the property owners.

Motion: A motion to approve the agenda item was made by Glenn Crappell

Second: A second motion was made by Chad Segura

Commissioners	Aye	Nay	Abstain	Absent
Jane Braud	X			
Matt Gulotta				X
Glenn Crappell	X			



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Richard Broussard	X			
Hubert Landry Jr.				X
Nathaniel Mitchell Sr.	X			
Lane Romero	X			
Chad Segura	X			
Gerrit Landry	X			
VOTE TOTALS	7	0	0	2

THE MOTION CARRIES

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Motion: A motion to adjourn was made by Gerrit Landry

Second: A second motion was made by Lane Romero

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	7	0	0	2

THE MOTION CARRIES

THE MEETING WAS ADJOURNED AT 6:30pm

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