

AGENDA
ST. JAMES PLANNING COMMISSION
May 30, 2018 - 6:00 p.m.

I. ROLL CALL

II. MINUTES OF THE LAST MEETING

1. Approval of Revised Minutes of March 28, 2018 Meeting
2. Approval of Minutes of April 25, 2018 Meeting

III. CORRESPONDENCE

None

IV. PRESENTATION AND PUBLIC COMMENTS

1. Presentation - None
2. Public Comments - (on agenda items)
3. Paul Beier - Comments on Bellevue Lakes Drainage Approval

V. OLD BUSINESS

1. Plot #: 17-36

PC: 12-27-17

Plot: *Morgan Roussel Tract Resubdivision*

Request: *Requesting final approval of the resubdivision of Lots 5-B, 6-B, 7-B-1 & 9-B into Lots 5-B1, 5-B2, 5-B3, 5-B4, 5-B5, 5-B6, 5-B7, 5-B8 & 5-B9*

Location: *Paulina, Louisiana*

Section-Township-Range: *Sections 27, 28, 57, & 88, T-11-S, R-5-E*

Elevation: *x1.2'-5-B1, x1.1'-5-B2, x1.0'-5-B3, x1.1'-5-B4, x1.3'-5-B5, x1.4'-5-B6, x1.8'-5-B7, x2.0'-5-B8 and x2.0'-5-B9*

Proposed Land Use: *Public Sale*

Number of Lots: *9*

Lot Size: *24,579'-Lots 5-B1 through 5-B8 and 25,863'-Lot 5-B9*

Land Use Designation: *Residential Growth*

Status: *Pending Letter of No Objection from LaDHH and the Deliverance of CAD File*

Owner/Developer: *Gigi Coneglio*

2. Plot #: 18-06

PC: 02-28-18

Plot: *Richard & Sandra Reulet Property (Lot Extensions)*

Request: *Final approval of five (5) 30' lot extensions of portion of Tract B*

Location: *Vacherie, Louisiana*

Section-Township-Range: *Section 14, T-13-S, R-17-E*

Elevation: *x9.2' - Ext. E-F; x9.8' - Ext. G-H; x9.6' - Ext. I-J1; x8.8' - Ext. J2-K; and x8.6' - Ext. L1*

Proposed Land Use: *Limited Public Sale*

Number of Lots: *5*

Lot Size: *Extensions E-F (4,965'); G-H (6,000') I-J1 (4,500') J2-K (4,500') and L1 (4,492.8")*

Land Use Designation: *Residential Growth*

Status: *Received Letter of No Objection from LaDHH and Pending the Deliverance of CAD File*

Owner/Developer: *Richard and Sandra Reulet*

VI. NEW BUSINESS

1. Item #: 18-19

PC: 05-30-18

Item: *Lionel and Margaret Adams Property (Kilmer St.)*

Request: *Variance approval of 3' setback requirement to place mobile home*

Location: *Vacherie, Louisiana*

Proposed Land Use: *Residential*

Number of Lots: *1*

Lot Size: *18,252' (approximately)*

Land Use Designation: *Residential Growth*

Status: *Pending LaDHH's Approval and the Deliverance of CAD File*

Owner/Developer: *Margaret Adams*

2. Plot #: 18-20

PC: 05-30-18

Plot: *P. J. Louque Tract Family Resubdivision*

Request: *Final approval of the family resubdivision of the P. J. Louque Tract of Bourbon Plantation into Lots 1-A and 2-A*

Section-Township-Range: *Sections 5, 47 & 48, T-12-S, R-5-E*

Location: *Paulina, Louisiana*

Elevation: *x9.8' - 1-A and x10.3 - 2-A*

Proposed Land Use: *Family Subdivision*

Number of Lots: *2*

Lot Size: *3.00 acres - Lot 1-A and 5.96 acres - Lot 2-A*

Land Use Designation: *Residential Growth*

Status: *Pending Letter of No Objection from LaDHH and the Deliverance of CAD File*

Owner/Developer: *Kathy Louque*

3. Plot #: 18-21

PC: 05-30-18

Plot: *South Louisiana Methanol*

Request: *Approval of the resubdivision of Tract 1 into Tract 1 and 1-A*

Location: *St. James, Louisiana*

Section-Township-Range: *Sections 24 & 25, T-12-S, R-16-E*

Elevation:

Proposed Land Use: *Residential Growth - 1-A and Tract 1 - Industrial*

Number of Lots: *2*

Lot Size: *2.028 Acres - Lot B and 392,168' (9.00 Acres) - Lot C*

Land Use Designation: *Industrial*

Status: *Pending Letter of No Objection from LaDHH and the Deliverance of CAD File*

Owner/Developer: *South Louisiana Methanol*

VII. LAND USE

1. Supplemental Additions to Prior Approval for Planning Commission Land Use

Mount Calvary Baptist Church

Item: # 18-11

PC: 03-28-18

In accordance with the St. James Parish Land Use Ordinance 86-37 (c)3(f)2, the attached map shows no adverse effect on the two mile area. This application is approved as stated from the March 28, 2018 meeting.

Helvetia Properties, LLC

Item: # 18-16

PC: 04-25-18

In accordance with the St. James Parish Land Use Ordinance 86-37 (c)3(f)2, the attached map shows no adverse effect on the two mile area. This application is approved as stated from the April 25, 2018 meeting.

Shell Convent

Item: # 18-18

PC: 04-25-18

In accordance with the St. James Parish Land Use Ordinance 86-37 (c)3(f)2, the attached map shows no adverse effect on the two mile area. This application is approved as stated from the April 25, 2018 meeting.

VIII. ADJOURNMENT