

**AGENDA**  
**ST. JAMES PLANNING COMMISSION**  
**June 27, 2018 - 6:00 p.m.**

**I. ROLL CALL**

**II. MINUTES OF THE LAST MEETING**

**III. CORRESPONDENCE**

None

**IV. PRESENTATION AND PUBLIC COMMENTS**

1. Presentation - None
2. Public Comments - (on agenda items)

**V. OLD BUSINESS**

**1. Plot #: 15-23**

**PC: 09-23-15**

*Plot Name: Roussel Farms Subdivision Phase 1*  
*Request: Final approval of Roussel Farms Family Subdivision*  
*Location: Hester, Louisiana*  
*Section-Township-Range: Section 50, T-12-S, R-4-E*  
*Elevation: x6.08' (average)*  
*Proposed Land Use: Lots 1-5 Family Subdivision and Lots 6- 7 Agriculture*  
*Number of Lots: 7*  
*Lot Size: 67,075' (average)*  
*Land Use Designation: Residential Growth*  
*Status: Pending Letter of No Objection from LaDHH and the Deliverance of CAD File*  
*Owner/Development: Hester Heights Development, Laddie Roussel*

**2. 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*

**VI. NEW BUSINESS**

**1. Plot #: 18-22**

**PC: 06-27-18**

*Plot Name: Robert Gravois Resubdivision*  
*Request: Final approval of the resubdivision of lots A, B, C, D, E and F of Lots 4 & 5 of the Robert Gravois Subdivision into Lots 4-A, 4-B, 4-C, and Lot 5-A*  
*Location: Vacherie, Louisiana*  
*Section-Township-Range: Section 34, T-13-S, R-18-E*  
*Elevation: x4.1'-Lot 4-A; x4.1'-Lot 4-B; x4.1'-Lot 4-C; and x4.2'-Lot 5-A*  
*Proposed Land Use: Public Sale*  
*Number of Lots: 4*  
*Lot Size: 4-A, 4-B and 4-C - 18,265' (each) and 5-A-17,065'*  
*Land Use Designation: Residential Growth*  
*Status: Pending Letter of No Objection from LaDHH and the Deliverance of CAD File*  
*Owner/Development: M & H Builders, Inc.*

**2. Item #: 18-23**

**Item:** *Mitch Cortez Property*

**Request:** *Variance to allow to construct a 30' x 30' pole barn at existing elevation (floor level) below the Parish elevation requirement of 6.0'*

**Location:** *Vacherie, Louisiana*

**Proposed Land Use:** *Residential*

**Land Use Designation:** *Residential Growth*

**3. Plot #: 18-24**

**PC: 06-27-18**

**Plot:** *Richard & Sandra Reulet Property Resubdivision*

**Request:** *Preliminary approval of the re-division of Tract B1 to allow an 80' access to Highway 20*

**Location:** *Vacherie, Louisiana*

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

**Elevation:** *x5.0' (average)*

**Proposed Land Use:** *Commercial (Supermarket)*

**Number of Lots:** *2*

**Lot Size:** *Tract B1 – 3.620 acres and Tract B2 – 1.424 acres*

**Land Use Designation:** *Commercial Use*

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

**Owner/Developer:** *Richard & Sandra Reulet*

**VII. LAND USE**

**1. Item #: 18-25**

**PC: 06-27-18**

**Item:** *AmSpec, LLC*

**Request:** *To obtain a variance of land use conformity to allow commercial in a residential growth area under Ordinance 14-03, Section 86-37 (c) 2 to Section 86-37 (c) 3*

**Location:** *St. James, Louisiana*

**Proposed Land Use:** *Commercial*

**Land Use Designation:** *Residential*

**2. Item #: 18-26**

**PC: 06-27-18**

**Item:** *Ergon St. James*

**Request:** *Requesting land use conformity to Industrial- from (Industrial/Agriculture/Residential Growth) for the proposed facility expansion under Parish Ordinance 14-03, Section 86-37 (c) 2 and 86-37 (c) 6 to 86-37 (c) 5 and requesting approval under Parish Ordinance 14-03, Section 86-37 (f) 2 and 3.*

**Location:** *St. James, Louisiana*

**Proposed Land Use:** *Industrial*

**Land Use Designation:** *Industrial/Agriculture/Residential Growth*

**VIII. ADJOURNMENT**