



St. James Parish Government

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Peter A. Dufresne
Parish President

To: Planning Commission

Date: Thursday, September 23, 2021

Re: Meeting Notice

The St. James Parish Planning Commission will host a regular meeting on **Monday, September 27, 2021 at 6:00 p.m.**, inside the **Convent Courthouse (Council Chambers- 2nd floor)**. 5800 Highway 44, convent, LA 70723, Enclosed for your review are minutes of the previous regular meeting, and a copy of the final agenda.

If you have any questions, please feel free to contact the Planning & Permitting Office at (225)562-2500.

Sincerely,

Amber Shepard

Planning & Permitting Manager
St. James Parish Government

Richard Webre
Director of
Operations

Felix Boughton
Director of
Finance

Ingrid Bergeron-LeBlanc
Director of
Human Resources

Eric Deroche
Director of
Emergency Preparedness

**ST. JAMES PARISH GOVERNMENT
PLANNING COMMISSION
REGULAR MEETING AGENDA
MONDAY, SEPTEMBER 27, 2021**

Regular Meeting- 6:00 p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

1. July 26, 2021, Regular Meeting Minutes

III. CORRESPONDENCE

1. None

IV. PRESENTATION AND PUBLIC COMMENTS

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

V. RESUBDIVISION OF PLOT – OLD BUSINESS

1. Plot#: 21-24 (Tabled from July 26, 2021 meeting)

PC: 07-26-2021

Plot Name: The Juneau Tract

Request: Requesting simplified subdivision approval to subdivide The Juneau Tract as acquired at COB 498/Folio 632 Recorded on July 22, 2019 into lots designated as Lots J-1 and J-2 of The Juneau Tract.

Section-Township-Range: Section 4, T-12-S, R-4-E

Elevation: x17'

Proposed Land Use: Residential Growth

Number of Lots: 2

Lot Size: 1-KL (4.78 acres) and 2-KL (4.14 acres)

Land Use Designation: Residential Growth

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

Owner/Developer: Daniel Juneau

2. Plot#: 21-25 (Tabled from July 26, 2021 meeting)

PC: 07-26-2021

Plot Name: Ross and Mona Louque Tract

Request: Requesting simplified subdivision approval to subdivide parcel 0300081500 and parcel 0300081515 into three making a family subdivision. The subdivision would also require a variance due to the lack of 50' ROW.

Section-Township-Range: Paulina, LA

Elevation:

Proposed Land Use: Residential Growth

Number of Lots:

Lot Size:

Land Use Designation: Residential Growth

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

Owner/Developer: Ross and Mona Louque

VI. RESUBDIVISION OF PLOT – NEW BUSINESS

1. Plot#: 21-26

PC: 08-30-2021

Plot Name: The Joseph F. Gugleilmo, Sr. Tract

Request: Requesting simplified subdivision approval to subdivide The Joseph F. Gugleilmo, Sr. Tract into lots herein designated as 1A and lot 2A of The Joseph F. Gugleilmo, Sr. Tract

Section-Township-Range: Section 21, T-12-S, R-5-E

Elevation: ranging x10.3' to x14.1'

Proposed Land Use: Residential Growth

Number of Lots: 2

Lot Size: 1A (1.70 acres) and 2A (5.30 acres)

Land Use Designation: Residential Growth

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

Owner/Developer: Jess Roussel

2. Plot#: 21-27

PC: 08-30-2021

Plot Name: Vacherie Maintenance Management, Inc.

Request: Requesting simplified subdivision approval to subdivide Vacherie Maintenance Management, Inc. Tract into lots herein designated as VM-1 and lot VM-2

Section-Township-Range: Sections 2, 11, and 46, T13S-R17E

Elevation: ranging x4.1' to x5.72'

Proposed Land Use:

Number of Lots: 2

Lot Size: VM-1 (5.686 acres) and VM-2 (1.603 acres)

Land Use Designation: Commercial Residential Mix and Fire Department

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

Owner/Developer: Vacherie Maintenance Management, Inc.

3. Plot#: 21-28

PC: 08-30-2021

Plot Name: Ten-R Company, Inc.

Request: Requesting simplified lot extension approval of NB-1 being a portion of the property belonging to Ten-R Company, Inc. to Tract 36A

Section-Township-Range: Section 47, T13S-R17E

Elevation:

Proposed Land Use: Residential Growth

Number of Lots: 1

Lot Size: NB -1 (0.494 acres)

Land Use Designation: Residential Growth

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

Owner/Developer: Wayne Rodrigue

4. Plot#: 21-29

PC: 08-30-2021

Plot Name: Kevin Williams Tract

Request: Requesting subdivision approval to subdivide Lot 1 and parcel designated as "Store" into three lots herein designated as Tract-A, Tract-B, and Tract-C.

Section-Township-Range: Section 68, T12S-R16E

Elevation: ranging x18.86' to x17.62'

Proposed Land Use: Unknown

Number of Lots: 3

Lot Size: Tract-A (0.19 acres), Tract-B (0.33 acres), Tract-C (0.22 acres)

Land Use Designation: Industrial

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

Owner/Developer: Kevin Williams and Edna Williams

Note: Lot size variance required. Unknown proposed use; if residential is proposed approval would require additional action because this is in an industrial use area.

5. Plot#: 21-30

PC: 08-30-2021

Plot Name: Walter Landry, Sr. et. al. Tract

Request: Requesting simplified subdivision approval to subdivide Lot 5 of the Walter Landry, Sr. et. al. Tract into lots 5A, 5B, 5C, 5D, 5E, 5F, and 5G.

Section-Township-Range: Section 50, T13S-R16E

Elevation: ranging x6' to x5'

Proposed Land Use: Unknown

Number of Lots: 7

Lot Size: 5A (37,730 sq. ft.), 5B (37,558 sq. ft.), 5C (37,392 sq. ft.), 5D (42,597 sq. ft.), 5E (39,657 sq. ft.), 5F (12,780 sq. ft.), 5G (12,780 sq. ft.)

Land Use Designation: Commercial Residential Mix

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

Owner/Developer: Robin A. Geason

VII. OTHER ORDINANCE MATTERS

1. Item#: 21-32

PC: 08-30-2021

Item Name: Jason Scioneaux (Elevation Variance)

Request: Requesting elevation certificate variance for a 22KW Generac Guardian Series Generator to be placed on a 4-inch-thick slab. This variance is justified based on the factors in Section 50-52(i) of the St. James Parish Code of Ordinances.

Elevation: 5.2'

Land Use Designation: Residential

Owner/Developer: Jason Scioneaux

VIII. LAND USE- PUBLIC HEARING

1. None

IX. LAND USE-OLD BUSINESS

1. None

IX. LAND USE- NEW BUSINESS

1. Item#: 21-31

PC: 08-30-2021

Item Name: Michael and Jennifer Bleakley

Request: Requesting approval to use the property at 9630 Highway 44, Convent, Louisiana to construct a new residential 4-bedroom, 3.5-bathroom home with a 20x20 standalone shop and a 16x16 pavilion. The property is in an area designated as Industrial in the Land Use Plan. Residential use is not listed as an allowable use for this location. Therefore, the request requires a recommendation by the Planning Commission and final action by the Parish Council under Section 82-25(e) of the St. James Parish Code of Ordinances.

Section-Township-Range: Section 54, T-11-S, R-3-E

Proposed Land Use: Residential Growth

Lot Size: 8.82 Acres

Land Use Designation: Industrial

Owner/Developer: Michael and Jennifer Bleakley

X. EXECUTIVE SESSION

1. None

XI. STATUS REPORT

1. None

XII. ADJOURNMENT