

**AGENDA**  
**ST. JAMES PLANNING COMMISSION MEETING**  
**Monday, October 28, 2019 - 6:00 p.m.**

**I. ROLL CALL**

**II. MINUTES OF PREVIOUS MEETINGS**

1. September 30, 2019 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 #: 19-24**

**PC: 08-26-2019**

**Plot Name:** Acadian Gas Pipeline

**Request:** Requesting final approval to resubdivide a portion of property of Allee, Lee, and Elaine Limited into herein designates as of the Allee, Lee, and Elaine Tract.

**Location:** Vacherie, LA00000000000000

**Section-Township-Range:** Section 45 T13S R16E

**Elevation:** +2.6'

**Proposed Land Use:** Industrial

**Lot Size:** Tract1 (6.0003 acres)

**Number of Lots:** 1

**Land Use Designation:** Residential Growth

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

**Owner/Development:** Acadian Gas Pipeline

**2. Plot #: 19-25**

**PC: 09-30-2019**

**Plot Name:** Alton Bourgeois Estate Property

**Request:** Requesting final approval to resubdivide of Lot A-1-C of Alton Bourgeois Estate into lots herein designated as Lot A-1-C-1 and Lot A-1-C-2 of the Alton Bourgeois Estate.

**Section-Township-Range:** Section 21, T-12-S, R-5-E & Section 18 & 66, T-11-S, R-4-E

**Location:** Paulina, LA

**Elevation:** 15.3' and greater

**Proposed Land Use:** Residential Growth

**Number of Lots:** 2

**Lot Size:** Lot A-1-C-2 (19,176 sq. ft.), A-1-C-1 (19,221 sq. ft.),

**Land Use Designation:** Residential Growth

**Status:** *Pending*

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

**Owner/Development:** Marcel & Kim Bourgeois

**3. Plot #: 19-26    *Tabled from 9/30/19 meeting***

**PC: 09-30-2019**

**Plot Name:** V. Bourgeois Property

**Request:** Requesting preliminary approval to resubdivide Lot 3 of V. Bourgeois Property into Lots herein designated as lot 3-A and 3-B of the V. Bourgeois Property.

**Section-Township-Range:** Section 6 & 7, T-12-S, R-5-E

**Location:** Paulina, LA

**Elevation:** 12.2' and greater

**Proposed Land Use:** Residential Growth

**Lot Size:** 3-A (1.803 acres), 3-B (1.325 Acres)

**Number of Lots:** 2

**Land Use Designation:** Residential Growth  
**Status:** *Pending the Letter of No Objection from LaDHH and the Deliverance of CAD File*  
**Owner/Development:** Donovan Bourgeois

**4. Plot #: 19-28**

**PC: 09-30-2019**

**Plot Name:** Hester Plantation  
**Request:** Requesting final approval to resubdivide a portion of Hester Plantation and Lot 11-C of the middle portion of Hester Plantation into a lot herein designated as Lot 11-C-1 of the middle of Hester Plantation.  
**Section-Township-Range:** Section 50, T-12-S, R-4-  
**Location:** Paulina, LA  
**Elevation:** 10.6' and greater  
**Proposed Land Use:** Residential Growth  
**Number of Lots:** 1  
**Land Use Designation:** Residential Growth  
**Status:** *Letter of No Objection Received from LaDHH and the Deliverance of CAD File*  
**Owner/Development:** Joshua Alleman & Jayme Hymel Alleman

**VI. RESUBDIVISION OF PLOT – NEW BUSINESS**

**1. Plot #: 19-27**

**PC: 09-30-2019**

**Plot Name:** Dufio Braud Estate Tract  
**Request:** Requesting preliminary approval to resubdivide the family subdivision of Tract C-2 and C-3 of the Dufio Braud Estate Tract into herein designates as Tract C-2-A and Tract C-3-A and Tract C-3-B of the Dufio Braud Estate Tract with 50' ROW, servitude, access, and utilities.  
**Section-Township-Range:** Section 31 & 72, T 12 S - R 15 E  
**Location:** St. James, LA  
**Elevation:**  
**Proposed Land Use:** Residential Growth  
**Number of Lots:** 3  
**Lot Size:** Tract C-2-A (12,000 sq. ft), Tract C-3-A (30,000 sq. ft), and Tract C-3-B (21.11 Acres),  
**Land Use Designation:** Residential Growth  
**Status:** *Pending the Letter of No Objection from LaDHH and the Deliverance of CAD File*  
**Owner/Development:** Shaun Jones

**VII. LAND USE- OLD BUSINESS**

**Update on Land Use Item # 19-23 Acadian Gas Pipeline Compressor Station was approved with Resolution 19-206 by St. James Parish Council with a vote of yeas- 4, nays- 1, absent- 2 (Resolution attached)**

**VIII. LAND USE- NEW BUSINESS**

**1. Informational Item #: 19-30**

**PC: 10-28-2019**

**Item Name:** Capline Pipe Line LLC  
**Request:** The existing Facility is an operating Pipeline pump station and Tank Storage Facility. Crude Oil is stored and transported at this facility. The proposed construction will include upgrading the existing facility to accommodate the reversal of an existing pipeline that connects to the St. James Capline facility. These upgrades include installing pipeline measurement equipment/shelter (unoccupied), electrical equipment shelter (unoccupied), additional piping, valves, and crude oil pump.

**2. Informational Item #: 19-31**

**PC: 10-28-2019**

**Item Name:** DOW Pipeline  
**Request:** Proposing to relocate a pipeline in Saint James Parish, near Hwy 18. The pipeline is the Dow UCAR 8-inch propane pipeline. The relocation is due to the construction of a new facility by a third party company on or near the pipeline. We are still awaiting plats and a site location to see if the invite list will be expanded.

**3. Informational Item #: 19-32**

**PC: 10-28-2019**

**Item Name:** Parkview Land Company

**Request:** Proposing to construct a concrete dock, access bridge, breasting dolphins and mooring dolphins to provide a facility in the Mississippi River for vessel to load and unload cargo by the dock owner and other third-party business located in the area. The requested approval would require a recommendation by the Planning Commission and final action by the Parish Council under Section 86-37(e) of the St. James Parish Code of Ordinances.

**IX. EXECUTIVE SESSION**

1. None

**X. ADJOURNMENT**