

**PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA,
TAKEN AT A REGULAR MEETING ON MONDAY, JANUARY 30, 2023.**

The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session at the Courthouse in Convent, Louisiana on Monday, January 30, 2023, at 6:00 p.m.

PRESENT: Dean Millet, Mike Krumholt, Anthony Boudreaux, Johnny Lawrence, Author Matherne, Ralph Becnel, Jon Hotard, Danny St. Pierre, and Glenn Millet

ABSENT: Sue Bier

ALSO, IN ATTENDANCE: Vic Franckiewicz and Julie Cox

PLEDGE

MINUTES

1. M. Krumholt motioned to approve the December 19, 2022, minutes and was seconded by J. Hotard. Roll call vote: D. Millet- yes, M. Krumholt- yes, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in favor. Motion carried.

CORRESPONDENCE

1. None

PRESENTATION AND PUBLIC COMMENTS

1. Presentation – Melissa Walker spoke about the billing and payment of a code enforce demolition of a mobile home on a parcel of land belonging to her family at 9258 Water Tower Street in Convent.

RESUBDIVISION OF PLOT - OLD BUSINESS

1. **Gravois LC, L.L.C Family Subdivision (Item #22-06):** Represented by Richard Gravois. Requesting final family subdivision approval to subdivide Gravois LC, L.L.C tract into Lot 2, Lot 3, Lot 4, Lot 5, and Lot 6. D. St. Pierre motioned to approve the item and was seconded by D.Millet. Roll call vote: D. Millet- yes, M. Krumholt- yes, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in favor. Motion carried.

RESUBDIVISION OF PLOT - NEW BUSINESS

1. **Early Dempsey Pendaris, Jr. (Item # 23-01):** Represented by Texas Brine Company. Requesting simplified subdivision approval to subdivide a portion of the Earl Dempsey Pendaris, Jr. Tract into Tract ABCDA. A. Matherne motioned to approve the item and was seconded by A. Boudreaux, pending letter of No Objection from LaDHH and the deliverance of CAD file. Roll call vote: D. Millet- yes, M. Krumholt- yes, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in favor. Motion carried.

2. **Steven Louque II (Item # 23-05):** Represented by Steven Louque. Requesting simplified subdivision approval to subdivide a portion of Lot SL-1 and a portion of Lot SL-3 into Lost SL-1A and SL-1B. D. Millet motioned to approve the item and was seconded by M. Krumholt, pending letter of No Objection from LaDHH and deliverance of CAD file. Roll call vote: D. Millet- yes, M. Krumholt- yes, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in favor. Motion carried.

OTHER ORDINANCE MATTERS

1. **Carolyn Kennedy Appeal (Item # 23-04):** Requesting to allow more time for family to demolition home at 2145 Highway 18 in Vacherie. A. Matherne motioned to allow three months for progress towards demolition and was seconded by J. Lawrence. Roll call vote: D. Millet- yes, M. Krumholt- yes, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in favor. Motion carried.
2. **Charles Bivona Variance (Item # 23-02):** Requesting a variance to place a mobile home at 2456 Highway 44 in Paulina which would be a third residential structure on the parcel of land. D. Millet motioned to approve the variance and was seconded by A. Boudreaux. Roll call vote: D. Millet- yes, M. Krumholt- yes, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in favor. Motion carried.

LAND USE- OLD BUSINESS

1. None

LAND USE- NEW BUSINESS

1. **Paul Mayho Land Use (Item # 22-38):** Requesting approval to use the property at 5054 Moonshine Lane in St. James to construct new commercial apartments. The property is in an area designated as Residential in the Land Use Plan. Commercial Use is not listed as an allowable use for that 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. D. Millet motioned to table this item due to lack of representation and was seconded by J. Lawrence. Roll call vote: D. Millet- yes, M. Krumholt- yes, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in favor. Motion carried.
2. **Renilda Trench Land Use (Item # 22-39):** Represented by Renilda Trench. Requesting approval to use the property at 2069 Highway 18 in Vacherie to construct a coin-based laundromat and quick stop convenience store. The property is in an area designated as Residential in the Land Use Plan. Commercial Use is not listed as an allowable use for that 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. A. Matherne motioned, and D. Millet seconded to adopt the following resolution to recommend approval from St. James Parish Council:

**A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF
RENILDA TRENCH TO ALLOW CONSTRUCTION OF
COMMERCIAL BUSINESS IN A RESIDENTIAL GROWTH AREA**

**2069 HIGHWAY 18, VACHERIE, LOUISIANA 70090 UNDER
THE ST. JAMES PARISH LAND USE ORDINANCE, WITH CONDITIONS**

WHEREAS, Renilda Trench has requested approval for the construction of a commercial business (Planning Commission Item 22-39, hereinafter the "Application"), which would constitute a commercial use in an area designated as Residential Growth in the Land Use Plan; and

WHEREAS, at its January 30, 2023, meeting, the Planning Commission recommended that the Parish Council approve the Application, with certain conditions, pursuant to Section 82-25(e) of the St. James Parish Code of Ordinances; and

WHEREAS, the Parish Council has considered the recommendations of the Planning Commission and has considered the provisions of Section 82-25 of the Code of Ordinances.

THEREFORE, BE IT RESOLVED that under Section 82-25(e) of the St. James Parish Code of Ordinances, the Parish Council hereby approves the Application, subject to the following conditions:

A. Extent of Approval and Future Changes: This approval is limited to the construction of a coin-based laundromat and quick stop convenience store, as presented in the Application, and reasonable modifications necessary for the proposed use, consistent with building codes;

B. Start Date Limitation. Construction must commence within 24 months after the last public entity regulatory approval is issued, or within 24 months after the termination of any administrative or judicial appeal process that may follow from the issuance of any required permit, whichever is later. For the purposes of this limitation, construction is defined as: permanent on-site building, renovation, repair, fabrication, erection, or installation of the proposed building. Construction delays caused by natural disaster or labor disputes, and periods between operational phases of construction shall not be construed as interrupting construction that is otherwise continuously pursued.

BE IT FURTHER RESOLVED that the parish council concurs in the planning commission's finding that approval is appropriate under Section 82-25(e) of the James Parish Code of Ordinances because the proposed use is compatible with surrounding uses, and the adverse impacts of the proposed use are inconsequential.

BE IT FURTHER RESOLVED that the parish council concurs in the planning commission's consideration of the need for a buffer zone under Sections 82-25(i)(2) and 82-25(j) of the St. James Parish Code of Ordinances and concurs in the planning commission finding that the nature of the use, having inconsequential impacts, does not require a buffer zone.

BE IT FURTHER RESOLVED that the parish council concurs in the planning commission's finding that approval is appropriate under Section 82-25(e) of the James Parish Code of Ordinances because the proposed use is compatible with surrounding uses, and the adverse impacts of the proposed use are inconsequential, considering that the site is adjacent to existing commercial use, that the site had previously been used as commercial, and that access to the site is adequate for commercial use.

Roll call vote: D. Millet- yes, M. Krumholt- yes, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in favor. Motion carried. All in favor. Motion carried.

3. **Eric Louque Land Use (Item # 22-40):** Requesting approval to use the property at 3723 Davis L Rd. Paulina, La 70763 to construct a 30 x 40 metal building for the sale of snowballs, snacks, and

lunches. The property is in an area designated as Residential in the Land Use Plan. Commercial Use is not listed as an allowable use for that 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.

D. St. Pierre motioned, and D. Millet seconded to adopt the following resolution to recommend approval from St. James Parish Council:

**A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF
ERIC LOUQUE TO ALLOW CONSTRUCTION OF
COMMERCIAL BUSINESS IN A RESIDENTIAL GROWTH AREA
3723 DAVIS L ROAD, PAULINA, LOUISIANA 70763 UNDER
THE ST. JAMES PARISH LAND USE ORDINANCE, WITH CONDITIONS**

WHEREAS, Eric Louque has requested approval for the construction of a commercial business (Planning Commission Item 22-40, hereinafter the "Application"), which would constitute a commercial use in an area designated as Residential Growth in the Land Use Plan; and

WHEREAS, at its January 30, 2023, meeting, the Planning Commission recommended that the Parish Council approve the Application, with certain conditions, pursuant to Section 82-25(e) of the St. James Parish Code of Ordinances; and

WHEREAS, the Parish Council has considered the recommendations of the Planning Commission and has considered the provisions of Section 82-25 of the Code of Ordinances.

THEREFORE, BE IT RESOLVED that under Section 82-25(e) of the St. James Parish Code of Ordinances, the Parish Council hereby approves the Application, subject to the following conditions:

A. Extent of Approval and Future Changes: This approval is limited to the construction of a metal building to be used as a snowball and snack shop, as presented in the Application, and reasonable modifications necessary for the proposed use, consistent with building codes;

B. Start Date Limitation. Construction must commence within 24 months after the last public entity regulatory approval is issued, or within 24 months after the termination of any administrative or judicial appeal process that may follow from the issuance of any required permit, whichever is later. For the purposes of this limitation, construction is defined as: permanent on-site building, renovation, repair, fabrication, erection, or installation of the proposed building. Construction delays caused by natural disaster or labor disputes, and periods between operational phases of construction shall not be construed as interrupting construction that is otherwise continuously pursued.

BE IT FURTHER RESOLVED that the parish council concurs in the planning commission's finding that approval is appropriate under Section 82-25(e) of the James Parish Code of Ordinances because the proposed use is compatible with surrounding uses, and the adverse impacts of the proposed use are inconsequential.

BE IT FURTHER RESOLVED that the parish council concurs in the planning commission's consideration of the need for a buffer zone under Sections 82-25(i)(2) and 82-25(j) of the St. James Parish Code of Ordinances and concurs in the planning commission finding that the nature of the use, having inconsequential impacts, does not require a buffer zone.

BE IT FURTHER RESOLVED that the parish council concurs in the planning commission's finding that approval is appropriate under Section 82-25(e) of the James Parish Code of Ordinances because the proposed use is compatible with surrounding uses, and the adverse impacts of the proposed use are inconsequential, considering that the site is adjacent to existing commercial use, and that there are no nearby residential uses to be adversely impacted.

Roll call vote: D. Millet- yes, M. Krumholt- yes, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in favor. Motion carried. All in favor. Motion carried.

4. **Associated Terminals Land Use (Item # 23-03):** Requesting approval to use the property at 6626 Highway 44 Convent, LA to construct a 100' x 200' warehouse storage with workspaces for equipment repair and a 90' x 100' warehouse for climate-controlled components and personnel offices. The property is in an area designated as Residential in the Land Use Plan. Industrial Use is not listed as an allowable use for that 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.

D. St. Pierre motioned, and J. Hotard seconded to adopt the following resolution to recommend approval from St. James Parish Council:

**A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF
ASSOCIATED TERMINALS TO ALLOW CONSTRUCTION OF
A WAREHOUSE STORAGE BUILDING AND A CLIMATE CONTROLLED WAREHOUSE FOR
PERSONNEL OFFICES FOR INDUSTRIAL USE IN A RESIDENTIAL GROWTH AREA
6626 HIGHWAY 44, CONVENT, LOUISIANA 70723 UNDER
THE ST. JAMES PARISH LAND USE ORDINANCE, WITH CONDITIONS**

WHEREAS, Associated Terminals has requested approval for the construction of a commercial business (Planning Commission Item 23-03, hereinafter the "Application"), which would constitute a commercial use in an area designated as Residential Growth in the Land Use Plan; and

WHEREAS, at its January 30, 2023, meeting, the Planning Commission recommended that the Parish Council approve the Application, with certain conditions, pursuant to Section 82-25(e) of the St. James Parish Code of Ordinances; and

WHEREAS, the Parish Council has considered the recommendations of the Planning Commission and has considered the provisions of Section 82-25 of the Code of Ordinances.

THEREFORE, BE IT RESOLVED that under Section 82-25(e) of the St. James Parish Code of Ordinances, the Parish Council hereby approves the Application, subject to the following conditions:

A. Extent of Approval and Future Changes: This approval is limited to the construction of a 100' x 200' warehouse for equipment storage and a 90' x 100' climate-controlled warehouse for personnel offices, as presented in the Application, and reasonable modifications necessary for the proposed use, consistent with building codes;

B. Start Date Limitation. Construction must commence within 24 months after the last public entity regulatory approval is issued, or within 24 months after the termination of any administrative or judicial appeal process that may follow from the issuance of any required permit, whichever is later. For the purposes of this limitation, construction is defined as: permanent on-site building, renovation, repair,

fabrication, erection, or installation of the proposed warehouses. Construction delays caused by natural disaster or labor disputes, and periods between operational phases of construction shall not be construed as interrupting construction that is otherwise continuously pursued.

BE IT FURTHER RESOLVED that the parish council concurs in the planning commission's finding that approval is appropriate under Section 82-25(e) of the James Parish Code of Ordinances because the proposed use is compatible with surrounding uses, and the adverse impacts of the proposed use are inconsequential.

BE IT FURTHER RESOLVED that the parish council concurs in the planning commission's consideration of the need for a buffer zone under Sections 82-25(i)(2) and 82-25(j) of the St. James Parish Code of Ordinances and concurs in the planning commission finding that the nature of the use, having inconsequential impacts, does not require a buffer zone.

BE IT FURTHER RESOLVED that the parish council concurs in the planning commission's finding that approval is appropriate under Section 82-25(e) of the James Parish Code of Ordinances because the proposed use is compatible with surrounding uses, and the adverse impacts of the proposed use are inconsequential, considering that the general area is currently used for industrial and commercial purpose, and that there are no nearby residential uses to be impacted.

Roll call vote: D. Millet- yes, M. Krumholt- yes, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in favor. Motion carried. All in favor. Motion carried.

OTHER BUSINESS

1. **None**

EXECUTIVE SESSION

1. **None**

ADJOURNMENT

A.Matherne motioned to adjourn and was seconded J. Lawrence. All in favor. Motion Carried. Meeting adjourned at 7:10 p.m.

s/ _____
Glenn Millet, Chairman

s/ _____
Michael Krumholt, Secretary