

PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON WEDNESDAY, FEBRUARY 22, 2017

The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session at the Courthouse in Convent, Louisiana on Wednesday, February 22, 2017 at 6:00 p.m.

PRESENT: Glen Millet, Dean Millet, Michael Krumholt, Anthony Boudreaux, Larry Malancon, Arthur Matheme, Ralph Becnel, Grady Poche', Wilson Malbrough, and Sue Beier

ABSENT: None

OTHERS IN ATTENDANCE: Eric Wolverton and Blaise Gravois

MINUTES

Motioned by D. Millet and seconded by Poche' to accept the minutes of the previous regular meeting as presented. Motion carried.

Motioned by Boudreaux and seconded by Malancon to accept the minutes of the special meeting as presented. Motion carried.

CORRESPONDENCE: None

OLD BUSINESS

1. **ADM Paulina Terminal - Public Hearing** - Item was tabled for additional time to get information to the Commission. Motioned by Matheme and seconded by D. Millet to table item. Motion carried.
2. **J. Edward Falgoust Partition Family Resubdivision (Plot #: 15-11)** - Represented by Mr. Bryan and Mrs. Kathy Ponville. Requested approval of the family resubdivision of Lot G-3 into Lots 1-G-3, 2-G-3 and 3-G-3. The property is located in Sections 13 & 14, T-13-S, R-17-E, designated as Lots 1-G-3, 2-G-3 and 3-G-3, on a survey by Riverlands Surveying Company, revised February 6, 2017. The property is located along Louisiana Highway 644 in South Vacherie, Louisiana. The subdivide was reviewed and found to be in conformity with the Parish Land Use Plan under Ordinance Section 86-37 (c) 2 and 86-37 (f). Motioned by Matheme and seconded by Becnel to grant approval of the family subdivision of Lot 1-G-3 for public sale, and Lots 2-G-2 and 3-G-3 for family subdivision, in accordance with the Parish Use Plan under Ordinance 86-37 (f), pending a letter of no objection from LaDHH, and the deliverance of CAD file. Motion carried.
3. **Eunice Y. Edward Property (Plot 16-04)** – This agenda item was rejected by LaDHH due to missing lot size and drainage requirements. A representative from Riverlands Surveying Company was unable to attend the meeting to present the agenda item. However, the agenda item was previously presented at the February 24, 2016 meeting. Requested approval of the resubdivision of one lot into 1A and 2A. The property is located in Section 75, T-12-S, R-17-E, designated as lots 1A and 2A, on a survey by Riverlands Surveying Company, revised February 3, 2017. The property is located along Louisiana Highway 18 in Vacherie, Louisiana. The subdivide was reviewed and found to be in conformity with the Parish Land Use Plan under Ordinance 86-37 (c) 2. Letter of no objection from LaDHH was received on February 6, 2017. Motioned by Matheme and seconded by Malancon to grant approval for the resubdivision of Lots 1A and 2A as public sale, pending the deliverance of CAD file. Motion carried.

NEW BUSINESS

1. **Maurepas Pipeline, LLC (Item #: 17-01)** - Represented by Mr. Steven LeBlanc. Requested approval for land use conformity to construct a warehouse and office for industrial use in an industrial use category Section 86-37 (c) 5 and 86-37 (f). The project was reviewed and determined to be in conformity with the Parish Land Use Plan under Ordinance Section 86-37 (c) 5 and 86-37 (f). Motioned by Poche' and seconded by Matheme to grant final approval to obtain permits to construct a warehouse and office as presented for industrial use in accordance to Parish Land Use Plan under Ordinances 86-37 (c) 5 and 86-37 (f). Motion carried.
2. **St. James Properties, Inc. (Plot #: 17-02)** – Represented by Mr. Steven LeBlanc. Requested approval of the resubdivision of a portion of Lot 4-D-2-A into 4-D-2-A and 4-D-2-A-1. The property is located in Sections 52 & 57, T-11-S, R-3-E, designated as Lots 4-D-2-A and 4-D-2-A-1, on a survey by Miller Engineers &

Associates, Inc., Engineers & Land Surveyors, dated January 31, 2017. The project was reviewed and determined to be in conformity with the Parish Land Use Plan under Ordinance Section 86-37 (c) 5 and 86-37 (f). The property is located along Winnie Road in Convent, Louisiana. Motioned by Poche' and seconded by Boudreaux to grant approval for the resubdivision of Lots 4-D-2-A and 4-D-2-A-1 for industrial use in accordance to Parish Use Plan under Ordinance Section 86-37 (c) 5 and 86-37 (f), pending a letter of no objection from LaDHH, and the deliverance of CAD file. Motion carried.

3. Mark Anderson of Poche' Plantation (Item #: 17-03) – Mr. Mark Anderson of Poche' Plantation informed the Commission of a proposed expansion project at the existing RV Park site in Convent, Louisiana. He will return to the Commission with more information at a later date.
4. Nicole Oubre (Item # 17-04) - To request a recommendation to Parish Council for 86-37 (e) land uses not listed as allowable uses (from Residential to Commercial). No action was taken due to lack of representation.

ADJOURNMENT

Motioned by D. Millet and seconded by Matherne to adjourn. Meeting adjourned at 6:28 p.m. Motion carried.

s/ Glen Millet
Glen Millet, Chairman

s/ Michael Krumholt
Michael Krumholt, Secretary