

**PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON FEBRUARY 25, 2019**

The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session at the Courthouse in Convent, Louisiana on Monday, February 25, 2019 at 6:00 p.m.

**PRESENT:** Glen Millet, Dean Millet, Wilson Malbrough, Arthur Matherne, Ralph Becnel, Mike Krumholt, and Johnny Lawrence, 7 Jon Hotard

**ABSENT:** Anthony Boudreaux and Sue Beier

**OTHERS IN ATTENDANCE:** Blaise Gravois, Marrill McKarry, Vic Franckiewicz and Eric Wolverton

**MINUTES**

Motioned by Matherne and seconded by D. Millet to approve the minutes of the January 28, 2019 regular meeting. All in favor. Motion carried.

**CORRESPONDENCE**

1. None

**PRESENTATION AND PUBLIC COMMENTS**

1. Presentation – None
2. Public Comments–None

**RESUBDIVISION OF PLOT - OLD BUSINESS**

1. None

**RESUBDIVISION OF PLOT - NEW BUSINESS**

1. **Lloyd J. LeBlanc, Jr. Resub. (Plot # 19-02)** – Represented by Stephon Flynn to request preliminary approval of Lot C-3 and C-4 of Bellevue Plantation into a lot herein designated as lots C-3-A and C-4-A of Bellevue Plantation. Letter of No Objection from LaDHH was received and CAD file was delivered. Motioned by Malbrough and second by Matherne. All in favor. Motion carried.
2. **Paul & Rita Aucoin Resub. (Plot #19-03)** – Director of Operation, Blaise Gravois advised to the commissioners that Mr. Aucoin called earlier today before the meeting to table this item. Motion to table until application is reapplied for by Matherne and second by D. Millet. All in favor. Motion Carried.
3. **Zen Noh Grain (Item # 19-04)** – Represented by Melvin Leblanc to Request a variance from a base flood elevation certificate for the elevation requirement under the Parish Ordinance Section 50-69 in order to renovate an existing enclosed structure that is functionally dependent on the Mississippi River, located on the batture side of the levee which is in Flood Zone A for which a BFE has not been established. Mr. Hotard moved to approve and was second by Lawrence, to recognize that the proposal is functionally dependent on the river, that the variance requested is the minimum necessary, considering the flood hazard, and that the planning commission finds (a) that there is good and sufficient cause; (b) that failure to grant the variance would result in exceptional hardship (considering the nature of the functional dependence on the Mississippi River); (c) that the variance would not result in increased flood heights, additional threats to public safety, extraordinary public expense, nuisance, victimization of the public, or conflict with local laws or ordinances. The planning commission further finds that the applicable provisions of Section 50-69(a) – (j) are met, and that the structure involved is reasonably designed to minimize flood damage and creates no threat to public safety. All in favor. Motion carried.
4. **Mitchell Tract Resub. (Plot #19-05)** – Represented by James Braud and Price Howard (1) Requesting a variance from Residential Growth to Industrial Land Use (2) Requesting preliminary approval of Lot C of Mitchell Tract into a lot herein designated as lots C-1 and C-2 of Mitchell Tract. (3) Requesting a variance to accept the existing 40-foot access servitude per ordinance, Section 106-281 Received the Letter of No Objection from LaDHH and the CAD file was delivered.

Commissioner Matherne motioned to approve Plot #19-05, Mitchell Tract Resubdivision, and to recommend to the parish council the approval of a variance from the requirement in Section 106-281 of a minimum 60' wide right-of-way to allow a reduction to 40'. The planning commission finds that practical difficulties would result from strict compliance with the 60' right-of-way requirement because of the configuration of the property and the location of existing residential structures. A 60' right of way would intrude into residential property and unnecessarily impact existing residences. The planning commission further finds as follows in accordance with Section 106-13 of the St. James Parish Subdivision Ordinance (regarding variances):

1. The variance will not be detrimental to the public safety, health, or welfare or injurious to other property. The narrower right-of-way will have no impact on the public because its use would be limited to accessing a small cell tower site, and access by the public is unnecessary.

2. The variance is unique to the site because of its narrow shape and the existing conditions and configuration of a cell tower, nearby residences, and the location of property lines.

3. The conditions applicable to this site are physical configuration matters that impact the specific variance requested, and a significant hardship would result for adjacent residents if the variance were not granted.

4. The variance would not vary the provisions of the master plan, coastal zone management plan, sewerage facilities regulations, the capital improvements program of the parish, or Chapter 50 of the St. James Parish Code of Ordinances.

The motion was seconded by Commissioner Becnel. All in favor. Motion carried.

No action was taken on the request for a variance from Residential Growth to Industrial Land Use because it was unnecessary for the subdivision approval. The use of the property for industrial purposes is governed by the 2014 land use decision on South Louisiana Methanol's land use application when its proposal was originally considered.

#### LAND USE- OLD BUSINESS

**Syngas Energy Holding, LLC (Item # 18-41)** – Represented by Vas Kenyan, requesting approval to build a methanol plant in St. James Parish, Louisiana, located on a site between Hwy 3127 on the south, Neustar property on the north and Burton on the east. The capacity of the plant will be 572,940 short tons per year at 100% availability. Under Section 86-37(f), the Planning Commission has decision-making authority over the proposed facility. Received one comment from the public on this item.

Commissioner Krumholt motioned to approve Item #18-41, the application of Syngas Energy Holding, LLC to build a methanol plant in St. James Parish under Section 86-37(f), which approval is to become effective after the adoption of a formal resolution by the planning commission setting out the appropriate matters required by the land use ordinance, such resolution to be presented for consideration by the planning commission at its next meeting.

The motion was seconded by Commissioner Becnel. Roll Call vote: 8- for, 0- against, 1- absent. Motion carried.

Mr. Glenn Millet recommended that they deviate the agenda to Land Use New Business to cover Item # 19-01. Matherne motion to deviate agenda and was second by Malbrough. Roll call vote: D. Millet- yes, Krumholt- yes, Boudreaux- absent, Lawrence-yes, Matherne – yes, Becnel-yes, Hotard- yes, Malbrough- yes, G. Millet- yes

#### LAND USE- NEW BUSINESS

1. **Burl's Livery Service, LLC (Item # 19-01)**- Represented by Albert Burl, requesting a variance in a Non-Conforming Use area of the Property located at 3762 LA Highway 44, Paulina, LA 70763, that is currently in a Residential Growth Land use, changed to Commercial Land use for the purpose of opening up a Satellite Funeral Home Chapel. Chairman Glenn Millet asked questions. St. James Parish Legal counsel, Vic Franckiewicz asked questions. Mr. Burl along with Reverend Nolan Albert answered questions from commissioners. Mr. Franckiewicz advised we are being asked to approve a commercial use in a non-conforming residential area; also, a two-week public notice must be sent out to the public, and the item must be presented to the Parish Council. Chairman G. Millet asked for a motion to table until the next planning commission meeting on Monday, March 25, 2019 to hold a public hearing. Motion moved by D. Millet and was seconded by Hotard. All in favor. Motion carried.

Chairman Glenn Millet advise we will divert back to Land Use- Old Business Wanhua Chemical US Operations, LLC (Item #18-46) Public hearing.

#### LAND USE- OLD BUSINESS

1. **Wanhua Chemical US Operations, LLC (Item #18-46) Public hearing** – Jim Newport gave a presentation on application. Chairman G. Millet open the floor for public comments. Total of 14 public comments were made. Jim Newport addressed public comments that were made. No action taken.

**ADJOURNMENT**

Motioned by Matherne and seconded by D. Millet to adjourn. All in favor. Motion carried. Meeting adjourned at 7:37 p.m.

s/   
\_\_\_\_\_  
Glen Millet, Chairman

s/   
\_\_\_\_\_  
Michael Krumholz, Secretary