

**PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA,
TAKEN AT A REGULAR MEETING ON MONDAY, FEBRUARY 27, 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, February 27, 2023, at 6:00 p.m.

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

ABSENT: Mike Krumholt, Johnny Lawrence, and Sue Bier

ALSO, IN ATTENDANCE: Vic Franckiewicz and Amber Shepard

PLEDGE

MINUTES

1. A. Matherne motioned to approve the January 30, 2023, minutes and was seconded by J. Hotard. Roll call vote: D. Millet- yes, M. Krumholt- absent, A. Boudreaux- yes, J. Lawrence- absent, 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. None

RESUBDIVISION OF PLOT - OLD BUSINESS

1. None

RESUBDIVISION OF PLOT - NEW BUSINESS

1. **Charles Studdard (Item # 23-06):** Tabled due to lack of representation. Requesting simplified subdivision approval to cut out "Lot A" of the larger parcel of land. A. Matherne motioned to table the item and was seconded by A. Boudreaux. D. Millet- yes, M. Krumholt- absent, A. Boudreaux- yes, J. Lawrence- absent, 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. None

LAND USE- OLD BUSINESS

1. None

LAND USE- NEW BUSINESS

2. **Paul Mayho Land Use (Item # 22-38):** Tabled due to lack of representation. 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. 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 to table the item and was seconded by A. Boudreaux. Roll Call vote: D. Millet- yes, M. Krumholt- absent, A. Boudreaux- yes, J. Lawrence- absent, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in favor. Motion carried.
3. **D.E. Shaw Renewables Investments, LLC (St. James Solar) (Item # 23-07):** Requested approval to use the property at 2561 Back Quarters Street in Vacherie to construct six new MET towers to monitor

weather conditions at the current St. James Solar Farm. The property is in an area designated as Residential and Agricultural Use 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.

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

**A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF
D.E. SHAW RENEWABLES INVESTMENTS, LLC TO ALLOW CONSTRUCTION OF
SIX NEW MET TOWERS TO MONITOR WEATHER CONDITIONS AT THE CURRENT ST. JAMES
SOLAR FARM FOR INDUSTRIAL USE IN A RESIDENTIAL GROWTH AND AGRICULTURAL AREA
2561 BACK QUARTERS STREET, VACHERIE, LOUISIANA 70090 UNDER
THE ST. JAMES PARISH LAND USE ORDINANCE, WITH CONDITIONS**

WHEREAS, D.E. Shaw Renewables Investments, LLC has requested approval for the construction of new towers within an existing site (Planning Commission Item 23-07, hereinafter the "Application"), which would constitute an industrial use in an area designated as Residential and Agricultural Growth in the Land Use Plan; and

WHEREAS, the Planning Commission has considered the application along with the requirements of the land use plan, the conditions at the location of the proposed project, and input received by the planning commission at its regular public meeting;

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

A. Extent of Approval and Future Changes: This approval is limited to the construction of six MET towers each 33' to monitor weather conditions on site, 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 towers. 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 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 the limited size and height of the proposed towers, the locations relative the existing solar farm facilities, and the absence of external impacts from the towers.

BE IT FURTHER RESOLVED that under Sections 82-25(i)(2) and 82-25(j) of the St. James Parish Code of Ordinances, that the planning commission finds that the nature of the use, having inconsequential impacts, does not require a buffer zone.

Roll call vote: D. Millet- yes, M. Krumholt- absent, A. Boudreaux- yes, J. Lawrence- absent, 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 D. Millet. All in favor. Motion Carried. Meeting adjourned at 6:16 p.m.

s/ _____
Glenn Millet, Chairman

s/ _____
Michael Krumholt, Secretary