

**PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON WEDNESDAY, FEBRUARY 28, 2018**

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 28, 2018 at 6:00 p.m.

**PRESENT:** Glen Millet, Dean Millet, Anthony Boudreaux, Michael Krumholt, Johnny Lawrence, Arthur Matherne, Wilson Malbrough, Ralph Becnel and Jon Hotard

**ABSENT:** Sue Beier

**OTHERS IN ATTENDANCE:** Eric Wolverton and Blaise Gravois

**MINUTES**

Motioned by Matherne and seconded by Becnel to accept the minutes of the January 31, 2018 regular meeting as presented. Motion carried.

**CORRESPONDENCE**

Chairman Millet welcomed Mr. Johnny Lawrence, District 5 representative, to the Planning Commission.

**PRESENTATION AND PUBLIC COMMENTS** - None

**OLD BUSINESS**

1. **Yolande Schexnayder Partition Resubdivision, Lot 2D (Plot #: 18-01)** - Represented by Mr. Wesley Oubre. Requested final approval of the family resubdivision of Lot 2D of the Yolande Schexnayder Partition into Lots 2D-1 and 2D-2. The property is located in Section 81, T-11-S, R-4-E on a survey by Riverlands Surveying Company, dated January 8, 2018 and revised on January 26, 2018. The property is located in Paulina, Louisiana along Oubre Road. The subdivide was reviewed and found to be in conformity of the Parish Land Use Plan under Ordinance 86-37 (c) 2. Motioned by Krumholt and seconded by Boudreaux to grant final approval of the family resubdivision of Lots 2D-1 and 2D-2, pending letter of no objection from LaDHH and the deliverance of CAD file. Motion carried.

**NEW BUSINESS**

1. **Richard & Sandra Reulet Property (Plot #: 18-04)** - Represented by Mr. Terral J. Martin, Jr. Requested preliminary approval of the subdivision of a portion of Tract B into six (6) lots. The property is located in Section 14, T-13-S, R-17-E on a survey by Providence Engineering and Design, LLC, dated January 18, 2018. The property is located in Vacherie, Louisiana along Louisiana Highway 20. The subdivide was reviewed and found to be in conformity of the Parish Land Use Plan under Ordinance 86-37 (c) 2. Motioned by Matherne and seconded by Becnel to grant preliminary approval of the subdivision of Lot 1, Lot 2, Lot 3, Lot 4, Lot 5 and Lot 6 for public sale, pending letter of no objection from LaDHH and the deliverance of CAD file. Motion carried.
2. **Richard & Sandra Reulet Property (Plot #: 18-05)** - Represented by Mr. Terral J. Martin, Jr. Requested preliminary approval of the re-division of a portion of Tract B into Tract B1 and Tract B2. The property is located in Section 14, T-13-S, R-17-E on a survey by Providence Engineering and Design, LLC, dated January 31, 2018. The property is located in Vacherie, Louisiana along Louisiana Highway 20. The subdivide was reviewed and found to be in conformity of the Parish Land Use Plan under Ordinance 86-37 (c) 3. Motioned by Matherne and seconded by Boudreaux to grant preliminary approval of Tract B1 and Tract B2 for commercial use, pending letter of no objection from LaDHH and the deliverance of CAD file. Motion carried.
3. **Richard & Sandra Reulet Property (Plot #: 18-06)** - Represented by Mr. Terral J. Martin, Jr. Requested preliminary approval of five 30' lot extensions of portion of Tract B. The property is located in Section 14, T-13-S, R-17-E on a survey by Providence Engineering and Design, LLC, dated February 20, 2018. The property is located in Vacherie, Louisiana along Inness Street in Vacherie, Louisiana. Motioned by Matherne and seconded by Krumholt to grant preliminary approval of five 30' lot extensions for limited public sale, pending letter of no objection from LaDHH and the deliverance of CAD file. Motion carried.
4. **Plains Marketing, L. P. (Plot #: 18-07)** - Represented by Mr. Kenneth Washburn - Requested approval to construct a 100' x 150' x 16' pre-engineered metal building to house equipment, supplies, associated staff and office space. Motioned by Lawrence and seconded by Boudreaux to grant approval to construct a 100' x 150' x 16' pre-engineered metal building for industrial use. Motion carried (Hotard abstained).

**LAND USE**

1. **International Matex Tank Terminals (IMTT) - St. James, LLC (Item #: 18-08)** - Represented by Ms. Traci Johnson and Adam Birke - Requested approval for land use conformity for the proposed development consists of an above ground methanol storage facility with a capacity of 1.354 million barrels under Ordinance 14-03, Section 86-37 (c) 5. The terminal will support the neighboring YuHuang Chemical, Inc. (YCI) methanol

production plant. The property is located in St. James, Louisiana. Mr. Francis Hymel, Director of St. James Parish Office of Emergency Preparedness spoke and commented on referenced letter/handout and about safety issues. Mr. Birke stated that Mississippi River water will be used and they will monitor safety issues constantly. Mr. Hymel requested further information regarding safety issues. Motioned by Krumholt and seconded by Matherne to grant approval of land use conformity in accordance to Parish Land Use Plan under Ordinance 14-03, Section 86-37 (c) 5. Motion carried.

**2. Discussion on Land Use Maps- Suggestions from Councilmen**

Mr. Blaise Gravois spoke about potential changes to the Land Use Map. Councilman Ralph Patin wants to keep it the same with no changes. Parish Counsel Vic Frankiewicz mentioned changing the term Buffer Zones to Impact Zones. Councilman Ryan Louque wants to make some changes. Wilson Marlborough does not want to take action now, need time to get with all council members. Dean Millet noted a lot went into the original land use maps, and if you want to change it, you should have attended the meetings. Glenn Millet stated he thought the land use map was good, but should ask the council for more input. Motioned by Lawrence and seconded by Hotard to take no action at this time. Motion carried.

**ADJOURNMENT**

Motioned by D. Millet and seconded by Boudreaux to adjourn. Meeting adjourned at 6.35 p.m. Motion carried.

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

s/ \_\_\_\_\_  
Michael Krumholt, Secretary