

**REVISED PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA,  
TAKEN AT A REGULAR MEETING ON WEDNESDAY, MARCH 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, March 28, 2018 at 6:04 p.m.

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

**ABSENT:** None

**OTHERS IN ATTENDANCE:** Eric Wolverton, Blaise Gravois and Vic Franckiewicz, Jr.

**MINUTES**

Motioned by Matherne and seconded by Becnel to accept the minutes of the February 28, 2018 regular meeting and reiterated that Jon Hotard had abstained from voting for the approval to construct a 100' x 150' x 150' pre-engineered metal building to house equipment, supplies, associated staff and office space for Plains Marketing, L. P. (Plot #: 18-07). Motion carried.

**CORRESPONDENCE**

None

**PRESENTATION AND PUBLIC COMMENTS**

1. Presentation - None
2. Public Comments - None

**OLD BUSINESS**

1. **John F. Dumas, Sr. Property (Plot #: 17-40)** - Represented by Mr. John Dumas, Jr. Requested final approval of the resubdivision of the John Dumas Property (formerly Faith-Harrison Subdivision) into lots 1A and 2A. The property is located in Section 4, T-12-S, R-17-E on a survey by Riverlands Surveying Company, dated October 11, 2017. The property is located along Harrison Street in Vacherie, Louisiana. 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 Krumholt to grant final approval of the resubdivision of Lots 1A and 2A for public sale, pending letter of no objection from LaDHH and the deliverance of CAD file. Motion carried.

**NEW BUSINESS**

1. **Terence Brignac Property (Plot #: 18-09)** - Represented by Mr. Terence Brignac. Requested final approval of the resubdivision of Lots 35, 36 and 37 of Bellevue Lakes Phase 2 into 35A and 37. The property is located in Section 70, T-11-S, R-5-E on a survey by Riverlands Surveying Company, dated March 14, 2018. The property is located in Paulina, Louisiana along Lakeview Lane. The subdivide was reviewed and found to be in conformity of the Parish Land Use Plan under Ordinance 86-37 (c) 2. Motioned by Boudreaux and seconded by D. Millet to grant final approval of the resubdivision of Lots 35A and 37A for public sale, pending letter of no objection from LaDHH and the deliverance of CAD file. Motion carried.
2. **Fifth Louisiana Resource, LLC (Plot #: 18-10)** - Represented by Mr. Malcolm Peytavin. Requested to acquire the 30' easement in between Lot B and C and add it to Lot B which will become Lot B1. The property is located in Section 11, T-13-S, R-17-E on a survey by C. H. Fenstermaker & Associates, LLC, dated March 14, 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) 6. Motioned by Matherne and seconded by Becnel to grant approval to add the 30' easement to Lot B which will become lot B1 for agriculture use, pending letter of no objection from LaDHH and the deliverance of CAD file. Motion carried.
3. **Discussion of Revised Proposal from River Region Federal Credit Union for Morgan Roussel Tract-** Represented by Mr. Wilbur Reynaud. Mr. Reynaud wanted to subscribe additional changes, including increasing the right-of-way to 50' and insert specific language to the buyers to maintain the road in front of their property. Matherne said there is no drainage on those lots for the Department of Health to approve. Mr. Reynaud said that the Planning Commission approved the original subdivision without drainage on those lots. Matherne also said the Department of Health will not approve without drainage unless the lots use a sprinkler system. Malbrough asked about a bus turnaround and whether a Homeowner Association or a Trust could handle the road maintenance. Vic Franckiewicz was asked to work with variance language to be used. The planning commission asked for documentation on a: (1) bus turnaround; (2) a 50' right-of-way; (3) drainage; and (4) sale language. Motioned by Malbrough and seconded by Matherne to grant preliminary approval, pending these valid changes for these lots including the variances. Motion carried.

**LAND USE**

1. **Mount Calvary Baptist Church (Item #: 18-11)** - Represented by Mr. Glenn Decoteau. Requested approval for land use conformity to construct an 18,064' sanctuary and multipurpose facilities under Ordinance 14-03, Section 86-37 (c) 3 (f) 2. The property is located in St. James, Louisiana. Gravois stated that the property is designated as Existing Residential/Future Industrial on the Parish Land Use Map, and an approval of the commercial use is required for proposed establishment. Vic Franckiewicz, Parish Counsel, stated that the item will have to be presented to the Parish Council for approval due to non-conforming use. Motioned by Lawrence and seconded by Matheme to recommend approval to Parish Council to construct the sanctuary and multipurpose facilities under Ordinance 14-03, Section 86-37 (c) 3 (f) 2, pending LaDHH's approval, the deliverance of CAD File and Parish Council's approval. The proposed use as a sanctuary and multipurpose facility is compatible with surrounding uses; the adverse impacts of the use are inconsequential; and the nature of the use does not require the creation of a buffer zone around the facility to protect surrounding uses. Motion carried.

2. **Discussion on Land Use Maps**

District 5 Councilman Cooper wishes to change the area in his district that is currently "Existing Residential/Future Industrial" to "Residential Growth" ONLY, and make changes to the two (2) mile buffer zone. He asserted that this district is currently the most industrial area in the parish, and he wishes for this area to be safer for families. Vic Franckiewicz advised "Residential Growth" allows for new subdivisions to come in to the area. Blaise Gravois advised he will send to the Parish Council for recommendation to introduce an ordinance for proposed change, and set two (2) public hearings. This will also change the Parish Master Plan. Mr. Malbrough said District 4 Councilman Patin would like to leave the areas in his district as is. Mr. Wilson motioned to forward to Parish Council for hearings, seconded by Mr. Boudreaux. 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