

PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON WEDNESDAY, MARCH 29, 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, March 29, 2017 at 6:00 p.m.

PRESENT: Glen Millet, Dean Millet, Michael Krumholt, Anthony Boudreaux, Larry Malancon, Arthur Matherne, Grady Poche' and Wilson Malbrough

ABSENT: Ralph Becnel and Sue Beier

OTHERS IN ATTENDANCE: Eric Wolverton and Blaise Gravois

MINUTES

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

CORRESPONDENCE: None

OLD BUSINESS

1. **ADM Paulina Terminal Update** – Represented by Brent Boeckmond. Mr. Boeckmond gave an update on the ADM Paulina Terminal. As of now, they wish to only build the dock. On a motion by Matherne and seconded by Malbrough, the planning commission tabled the discussion until next meeting. Motion carried.

NEW BUSINESS

1. **Belmont Plantation Family Subdivision (Plot#: 17-05)** - Represented by Mr. Keith Accardo - Requested approval of the family resubdivision of 4A of the lower half of Lot 4 of Belmont Plantation into Lots 4A-1 and 4A-2 of Lot 4 of Belmont Plantation. The property is located in Section 47, T-12-S, R-4-E designated as Lots 4A-1 and 4A-2 on a survey by Riverlands Surveying Company dated December 7, 2015 and revised February 16, 2017. The property is located along Joe Accardo Street and Belmont Lane in Paulina, Louisiana. The subdivide was reviewed and found to be in conformity with the Parish Land Use under Ordinance Section 86-37(c) 2 and 86-37 (f). Motioned by Poche' and seconded by Malbrough to grant final approval of Lot 4A-1 as family subdivision and Lot 4A-2 for limited public sale, in accordance to the Parish Land Use under Ordinance 86-37 (f), pending a letter of no objection from LaDHH, and the deliverance of CAD file. Motion carried.
2. **Gary Duhe' Property (Plot #: 17-06)** – Represented by Mr. Gary Duhe' - Requested approval of the resubdivision of Lot 12-1A of Belmont Plantation, the Kahn Estate, into Lot 12-1A-1 and Lot 12-1A-2. The property is located in Section 60, T-11-S, R-4-E designated as Lot 12-1A-1 and 12-1A-2 on a survey by Riverlands Surveying Company, dated March 6, 2017. The property is located along Louisiana Highway 3125 in Paulina, Louisiana. The subdivide was reviewed and found to be in conformity with the Parish Land Use Plan under Ordinance Section 86-37 (c) 2. Motioned by Boudreaux and seconded by Malancon to grant approval of the resubdivision of Lot 12-1A-1 and Lot 12-1A-2 for public sale in accordance to the Parish Land Use under Ordinance 86-37 (c) and (f) pending letter of no objection from LaDHH and the deliverance of CAD file. Motion carried.
3. **Bellevue Lakes Resubdivision, Phase 2 (Plot #: 17-07)** - Represented by Mr. David Delaneuille – Requested approval of the resubdivision of Lot 28, Lot 29 and Lot 30 of the Bellevue Lakes, Phase 2 into two (2) lots. The property is located in Section 70, T-11-S, R-5-E designated as Lots 28A and 30A, on survey by Riverlands Surveying Company, dated February 20, 2017. The property is located along Lakeview Lane in Paulina, Louisiana. The subdivide was reviewed and found to be in conformity of the Parish Land Use Ordinance 86-37 (c) 2. Motioned by Poche' and seconded by Krumholt to grant approval of the resubdivision of Lots 28A and 30A for public sale, pending letter of no objection from LaDHH and the deliverance of CAD file. Motion carried.
4. **Armant Subdivision No. 2, Extension No. 10 (Plot #: 17-08)** - Represented by Mr. Lance Landry – Requested approval of the resubdivision of Lot 38-C and Lot 40-C into Lot 38-C1, Lot 40-C1 and Lot 40-C2 of Armant Subdivision No. 2, Extension No. 10. The property is located in Section 60, T-12-S, R-17-E and Section 47, T-13-S, R-17-E designated as Lots 38-C1, 40-C1 and 40-C2 on a survey by Riverlands Surveying Company dated March 8, 2017. The property is located along Judge Becnel Lane in Vacherie, Louisiana. The subdivide was reviewed and found to be in conformity with the Parish Land Use under Ordinance Section 86-37 (c) 2. Motioned by Matherne and second by Malbrough to grant approval of the resubdivision of Lots

38-C1, 40-C1 and 40-C2 for public sale, pending letter of no objection from LaDHH and the deliverance of CAD file. Motion carried.

5. **John Doyle Property, Lot 3 (Plot #: 17-09)** - Represented by Mr. John Doyle – Requested variance of 10' on setback requirement from a 15' setback to a 5' setback to construct an accessory structure. Motioned by Matheme and seconded by Poche' to grant variance approval of a 5' setback requirement to construct an accessory structure. Motioned by Matheme and seconded by Poche'. Malbrough voted against. Motion carried.
6. **Kahn Property, LLC (Plot #: 17-10)** - Represented by Mr. Malcolm Peytavin - Requested approval of the resubdivision of a portion of Lot 12, Lot A, Lot B and a 32' road (undersigned parcel) of the Belmont Plantation into Lot 12-3A, Lot 12-4A, Lot 12-5A, Lot 12-6A, Parcels KS-1, KS-2, Lot C & Parcel Y & MV of Lot 12. The property is located in Sections 45 & 60, T-12-S, R-16-E and Section 60, T-11-S, R-4-E on a survey by Riverlands Surveying Company dated February 1, 2017. The property is located along Louisiana Highway 44 in Hester, Louisiana. The subdivide was reviewed and found to be in conformity with the Parish Land Use under Ordinance Section 86-37 (c) 2 and 86-37 (f). Mr. Boudreaux abstained from this item due to conflict of interest. Motioned by Matheme and seconded by D. Millet to grant approval of the resubdivision of Lots 12-3A, 12-4A, 12-5A, 12-6A, Parcels KS-1, KS-2, Lot C and Parcel Y & MV of Lot 12 for public sale, pending letter of no objection from LaDHH and the deliverance of CAD file. Motion carried.
7. **Hester Plantation Resubdivision (Plot #: 17-11)** - Represented by Mr. Jeremy Berthelot - Requested approval of the resubdivision of Lot 35 and Lot 36 of the rear of Hester Plantation Subdivision into Limited Public Sale Lots 35-1, 35-2, 35-3, 35-4, 35-5 and 36-A. The property is located in Section 57, T-11-S, R-4-E on a survey by Riverlands Surveying Company dated February 7, 2017. The property is located along Louisiana Highway 3125 in Paulina, Louisiana. The subdivide was reviewed and found to be in conformity with the Parish Land Use under Ordinance Section 86-37 (c) 2 and 86-37 (f). Motioned by Matheme and seconded by Boudreaux to grant approval of the resubdivision of Lots 35-1, 35-2, 35-3, 35-4, 35-5 and Lot 36-A for limited public sale, pending letter of no objection from LaDHH and the deliverance of CAD file. Motion carried.
8. **Motiva Enterprises, LLC (Plot #: 17-12)** - Represented by Mr. Grant Richey - Requested approval to permit for construction a 10,000 bbl tank to store ethanol at the existing truck loading terminal under Ordinance 14-03, Section 86-37 (f) (h). The project was reviewed and determined to be found in conformity with the Parish Land Use under Ordinance Section 86-37 (c) 5. Motioned by Matheme and seconded by Malbrough to grant approval to permit to construct a 10,000 bbl tank to store ethanol at the existing truck loading terminal under Ordinance 14-03 for industrial use, pending letter of no objection from LaDHH. Motion carried.

ADJOURNMENT

Motioned by Boudreaux and seconded by Poche' to adjourn. Meeting adjourned at 6:40 p.m. Motion carried.

s/ 
Glen Millet, Chairman

s/ 
Michael Krumholt, Secretary