

**PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON WEDNESDAY, APRIL 25, 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, April 25, 2018 at 6:05 p.m.

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

**ABSENT:** None

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

**MINUTES**

**CORRESPONDENCE**

None

**PRESENTATION AND PUBLIC COMMENTS**

1. Presentation - None
2. Public Comments - None

**OLD BUSINESS**

None

**NEW BUSINESS**

1. **Zion Travelers Baptist Church (Item #: 18-12)** - Represented by Mr. Ronald Guillory, Sr. Requested a variance approval of a 3' on setback requirements for mobile home placement by potential buyer of lot. The property is located in Convent, Louisiana along Water Tower Street. Motioned by Matheme and seconded by Lawrence for approval of variance of a 3' set back requirements for a mobile home structure only, no permanent structure. Motion carried.
2. **Norma M. Labat Property (Plot #: 18-13)** - Represented by Mr. Ryan Melancon. Requested preliminary approval of redivision of property belonging to Norma M. Labat into eight (8) lots designated as Lots 1, 2, 3, 4, 5, 6, 7, and 8. The property is located in Section 13, T-13-S, R-17-E on a survey by David A. Waitz Engineering and Surveying, Inc., dated March 29, 2018. The property is located along Red Falgoust 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 Becnel and seconded by Boudreaux to grant preliminary approval of the resubdivision of Lots 1, 2, 3, 4, 5, 6, 7 and 8 for public sale, pending letter of no objection from LaDHH and the deliverance of CAD file. Motion carried.
3. **Bellevue Lakes Resubdivision, Portion of Phase 4 and Phase 6 (Plot #: 18-19)** - Represented by Mr. Joseph Scontrino. Requested final approval of the resubdivision of Lots 127-136 and Lots 59-65 of Phase VI and two undesignated portion of lot B of Bellevue Plantation extended from lot 127 and 59, into Lots 128A through 136A and lots 60A through 65A of Bellevue Lakes, Phase 6; and resubdivision of lot 81 of Bellevue Lakes Phase 4 and an undesignated portion of Lot B of Bellevue Plantation extended from Lot 81 into 81A. The property is located Section 17, T-12-S, R-5-E on a survey by Riverlands Surveying Company, dated in March 6, 2018. The property is located along Bellevue Lakes Street in Paulina, 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 Matheme and seconded by Hotard to grant final approval of the resubdivision of 16 lots for public sale. Motion carried.

**LAND USE**

1. **YuHuang Chemical, Inc. c/o Williams Gas Pipeline-Transco (Item #: 18-14)** - Represented by Mr. Brett Bolden. Requested approval of land use conformity to construct a 25' radio tower at 69675 Highway 3127, St. James, Louisiana. The property is located in Section 6, T-13-S, R-16-E. Motioned by Malbrough and seconded by Becnel to grant final approval to construct a 25' radio tower. All in favor. Motion carried.
2. **YuHuang Chemical, Inc. c/o Williams Gas Pipeline-Transco (Item #: 18-15)** - Represented by Mr. Brett Bolden. Requested approval of land use conformity to construct a 25' radio tower at 6678 Highway 3127, St. James, Louisiana. The property is located in Section 6, T-13-S, R-16-E. Motioned by D. Millet and seconded by Boudreaux to grant final approval to construct a 25' radio tower. All in favor. Motion carried.
3. **Helvetia Properties, LLC (Item #: 18-16)** - Represented by Mr. Greg Bernard. Requested approval for land use conformity to construct an 100' x 250' long with no sides storage building to be used for storing grain and grain products under Ordinance 14-03, Section 86-37 (c) 5 (f) (2). The property is located at 8477 Helvetia Street in Convent, Louisiana. Motioned by Matheme and seconded by D. Millet to grant final approval for land use conformity under Ordinance 14-13, Section 86-37 (c) 5 (f) (2) to construct an 100' x 250' long with no sides storage building, pending application with a 2 mile radius information. All in favor. Motion carried.

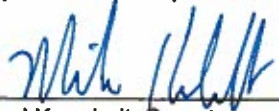
Chairman Millet left at 7:05 p.m. from meeting. Vice Chairman Malbrough concluded the meeting.

4. **Ergon - St. James, Inc. (Item #: 18-17)** – Represented by Joel Pastorek. Requested to reclassify an area of existing property that is designated as industrial and agriculture, and to be industrial only. Lawrence motioned to table item to see the outcome of the council meeting before decision is made. Roll call resulted all approved, (8 yeas and one absent). Motion carried.
5. **Shell Convent (Item #: 18-18)** - Represented by Nick Bergat. Requested approval of land use conformity for the construction of a 2-story, 23,854' office building for Shell Maintenance for Shell Convent under Ordinance 14-03, Section 86-37 (c) 5 (f) 2. The project was reviewed and determined to be in conformity with the Parish Land Use under Ordinance 14-03, Section 86-37 (c) 5 (f) 2. On a motion by Matheme and seconded by D. Millet to grant approval to construct a 2-story 23,854' office building in accordance to Parish Land Use Plan under Ordinance 14-03, Section 86-37 (c) 5 (f) 2. All in favor. Motion carried.

**ADJOURNMENT**

Motioned by Lawrence and seconded by D. Millet to adjourn. Meeting adjourned at 7:13 p.m. Motion carried.

s/   
Glen Millet, Chairman

s/   
Michael Krumholt, Secretary