

PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON JUNE 27, 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, June 27, 2018 at 6:00 p.m.

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

ABSENT: Wilson Malbrough, Sue Beier

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

MINUTES

Motioned by Becnel and seconded by Hotard to approve the revised minutes of the May 30, 2018 regular meeting. All in favor. Motion carried.

CORRESPONDENCE

None

PRESENTATION AND PUBLIC COMMENTS

1. Presentation - None
2. Public Comments (on agenda items) – None

OLD BUSINESS

1. **Roussel Farms Subdivision Phase 1 (Plot #: 15-23)** - Represented by Laddie Roussel, requested final approval of Roussel Farms Family Subdivision in Hester, La. The preliminary approval was done in 2015. Motioned by Boudreaux and seconded by Matherne to grant final approval of the Roussel Farms Family Subdivision of Lots 1-5 Family Subdivision and Lots 6-7 Agriculture, pending letter of no objection from LaDHH and the deliverance of CAD file. All in favor. Motion carried.
2. **Lionel and Margaret Adams Property- Kilmer St. (Item #: 18-19)** – Represented by Margaret Adams, requested variance approval of 3' setback requirement to place mobile home. Blaise Gravois advised since the mobile home was placed without a permit, and is acquiring water from a neighboring property, we should check the code violations first and request a survey. Mr. Gravois recommended tabling the item. Motioned by Boudreaux and seconded by Matherne to table the item. All in favor. Motion carried.

NEW BUSINESS

1. **Robert Gravois Resubdivision (Item #: 18-22)** – Represented by Servais Gravois of M&H Builders, Inc. Requested approval of the resubdivisions of lots A, B, C, D, E and F of Lots 4 & 5 of the Robert Gravois Subdivision into Lots 4-A, 4-B, 4-C, and Lot 5-A in Vacherie for public sale. Motioned by Matherne and seconded by Becnel to approve, pending letter of no objection from LaDHH and the deliverance of CAD file. All in favor. Motion carried.
2. **Mitch Cortez Property (Item #: 18-23)** - Represented by Mitch Cortez. Requested a variance to allow to construct a 30' x 30' pole barn at existing elevation (ground level) below the Parish elevation requirement of 6.0'. Jon Hotard would like to see a new elevation certificate. Motion by Hotard and seconded by Boudreaux to table the item. All in favor. Motion carried.
3. **Richard & Sandra Reulet Property Resubdivision (Plot #: 18-24)** - Represented by Clay Breaud. Requested approval of the re-division of Tract B1 to allow an 80' access to Highway 20. The property is located in Section 24 & 25, T-12-S, R-16-E on a survey by BFM Corporation LLC, dated May 24, 2018. The property is located along 7809 Louisiana Highway 18 in St. James, Louisiana. The subdivide was reviewed and found to be in conformity of the Parish Land Use Plan under Ordinance 86-37 (c) 5 Motioned by Matherne and seconded by Lawrence to grant approval of the resubdivision of Tract 1 for industrial use, and Tract 1-A for residential growth, pending letter of no objection from LaDHH and the deliverance of CAD file. All in favor. Motion carried.

LAND USE

1. **AmSpec, LLC (Item #: 18-25)**
Requesting a variance of land use conformity to allow commercial in a residential growth area under Ordinance 14-03, Section 86-37 (c) 2 to Section 86-37 (c) 3. Fred Taylor representing AmSpec asserted the building would be used as a lab for testing petroleum samples, and impacts would be inconsequential. Vic will send verbage for the Parish Council to review. Motioned by Matherne and seconded by D. Millet to approve. All in favor. Motion carried.

2. Ergon St. James (Item #: 18-26)

Requesting land use conformity to Industrial from Industrial/Agriculture/Residential Growth for the proposed facility expansion under Parish Ordinance 14-03, Section 86-37 (c) 2 and 86-37 (c) 6 to 86-37 (c) 5 and requesting approval under Parish Ordinance 14-03, Section 86-37 (f) 2 and 3. Joel Pastorek representing Ergon asserted they want to expand the existing facility. Several members asked various safety questions which Joel answered. Mr. Harry Joseph opposes, citing sickness and Right of Way issues. Ms. Geraldine opposed, citing difficulty getting out of the neighborhood. Motioned by Matherne and seconded by D. Millet to approve. All in favor. Motion carried.

ADJOURNMENT

Motioned by Matherne and seconded by D. Millet to adjourn. Motion carried. Meeting adjourned at 7:22 p.m.

s/ _____
Glen Millet, Chairman

s/ _____
Michael Krumholt, Secretary