

**PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON WEDNESDAY, October 25, 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, October 25, 2017 at 6:04 p.m.

**PRESENT:** Glen Millet, Dean Millet, Anthony Boudreaux, Larry Malancon, Arthur Matherne, Ralph Becnel, Wilson Malbrough and Jon Hotard

**ABSENT:** Michael Krumholt and Sue Beier

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

**MINUTES**

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

**CORRESPONDENCE - None**

**PRESENTATION AND PUBLIC COMMENTS - None**

**OLD BUSINESS**

None

**NEW BUSINESS**

1. **Yolande Schexnayder Partition Family Resubdivision (Plot #: 17-33)** - Represented by Mr. Blaise Catoire Requested preliminary approval of the resubdivision of Lot 3G and Lot 3 of the Yolande Schexnayder Partition into Lots 3A-1, 3A-2, 3A-3, 3A-4 and 3A-5. The property is located in Section 1, T-11-S, R-5-E and Section 81, T-11-S, R-4-E, designated as Lots 3A-1, 3A-2, 3A-3, 3A-4 and 3A-5 on a survey by Riverlands Surveying Company, dated September 25, 2017. The property is located along Louisiana Highway 3125 in Grand Point, Louisiana. The subdivide was reviewed and found to be in conformity of the Land Use Ordinance 86-37 (c) 2. Motioned by Malbrough and seconded by Boudreaux to grant preliminary approval of Lots 3A-1, 3A-2, 3A-3, 3A-4 and 3A-5 for family subdivision. When developer completes the installation of water line, road, and drainage, the planning office will verify completion. The developer will have to present a revised plat with all improvements shown for final approval, pending letter of no objection from LaDHH and the deliverance of CAD file. Motion carried.
2. **Zen Noh Grain Company (Plot #: 17-34)** - Represented by Mr. Melvin LeBlanc - Requested approval for land use conformity under Ordinance 86-37 (c) 5 (f) for the proposed expansion of the existing control room on the batture at Zen Noh's Convent Grain facility. The property is located in Sections 60 & 35, T-11-S, R-3-E. The property is located along Louisiana Highway 44 in Convent, Louisiana. Motioned by Hotard and seconded by Matherne to grant approval for land use conformity in accordance to Parish Land Use Plan under Ordinance 86-37 (c) 5 (f) for the proposed expansion of the existing control room on the batture at the Zen Noh's Convent facility for industrial use. Motion carried.
3. **Slats Lucas Aggregates, LLC Plot #: 17-35** - Represented by Eddie Koehl - Requested approval for land use conformity under Ordinance 86-37 (c) 5 for the proposed aggregate (rock yard) near the Sunshine Bridge. After a discussion, the commissioners agreed to table item due to additional detail information on stockpile required on plans. Motioned by Hotard and seconded by Boudreaux to table item. Motion carried.
4. **Morgan Roussel Tract Family Resubdivision (Plot #: 17-36)** - Represented by Mr. Wilbur Reynaud - A discussion was held to reclassify the Morgan Roussel Tract Family Subdivision into a Public Subdivision. The property is located in Sections 27, 28, 57 and 88, T-11-S, R-5-E along Louisiana Highway 3125 in Paulina, Louisiana. The Planning Commission voted to acknowledge that Lots 3-B, 5-B, 6-B, 7-B-1 (formerly Lots 7-B and 8-B) and 9B may be conveyed at public sale, even though they were originally part of a family subdivision. This acknowledgment does not modify or waive any requirements of the Chapter 106 of the St. James Parish Code of Ordinances. This acknowledgment does not authorize any re-platting or further subdivision of any land in the subdivision. Those actions would require separate application with request for variances and updated survey to submit for approval under Chapter 106 of the St. James Parish Code of Ordinances. Motioned by Matherne and seconded by Becnel. Motion carried.

**ADJOURNMENT**

Motion by Matherne and seconded by Malbrough to adjourn. Meeting adjourned at 6:58 p.m. Motion carried.

s/   
Glen Millet, Chairman

s/   
Michael Krumholt, Secretary