

# *St. James Parish Government*

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**Peter A. Dufresne**  
Parish President

To: Planning Commission

Date: Thursday, February 18, 2021

Re: Meeting Notice

The St. James Parish Planning Commission will host a regular meeting on **Monday, February 22, 2021 at 6:00 p.m.**, inside the **Convent Courthouse (Council Chambers- 2<sup>nd</sup> floor)**. 5800 Highway 44, convent, LA 70723, Enclosed for your review are minutes of the previous regular meeting, and a copy of the tentative agenda.

If you have any questions, please feel free to contact the Planning & Permitting Office at (225)562-2500.

Sincerely

*Marrill McKarry*

**Marrill McKarry**  
Planning & Permitting supervisor  
St. James Parish Government

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Attachments

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**Richard Webre**  
Director of  
Operations

**Felix Boughton**  
Director of  
Finance

**Ingrid Bergeron-LeBlanc**  
Director of  
Human Resources

**Eric Deroche**  
Director of  
Emergency Preparedness

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**ST. JAMES PARISH PLANNING COMMISSION  
REGULAR MEETING AGENDA  
MONDAY, FEBRUARY 22, 2021**

**Regular Meeting- 6:00 p.m.**

**I. ROLL CALL**

**II. MINUTES OF PREVIOUS MEETINGS**

1. January 25, 2021 Regular Meeting Minutes

**III. CORRESPONDENCE**

1. None

**IV. PRESENTATION AND PUBLIC COMMENTS**

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

**V. RESUBDIVISION OF PLOT – OLD BUSINESS**

**1. Plot #: 20-19**

**PC: 11-02-2020**

*(Note: Affidavits to adjacent property owners has been received to administration per the St. James Parish code of ordinance, section 102-86.)*

**Plot Name:** Shaun Jones Family Subdivision

**Request:** Requesting preliminary approval to resubdivide Tract 2-C and C-3 of the Dufio Braud of Estate Tract into lots herein designates as Tract C-2-A, Tract C-3-A, and Tract C-3-B.

**Section-Township-Range:** Section 31 and 72, T-12-S, R-15-E

**Elevation:** Range x6.6' to x12.2'

**Proposed Land Use:** Residential

**Number of Lots:** 3

**Lot Size:** Tract C-2-A (12,000 sq. ft.), Tract C-3-A (30,000 sq. ft.), and Tract C-3-B (2111 Acres)

**Land Use Designation:** Residential

**Status:** Pending letter of No Objection from LaDHH and the Deliverance of CAD File

**Owner/Developer:** Shaun Jones

**VI. RESUBDIVISION OF PLOT – NEW BUSINESS**

1. None

**VII. OTHER ORDINANCE MATTERS**

1. None

**VIII. LAND USE- Public Hearing**

1. None

**IX. LAND USE-OLD BUSINESS (Information Item Only)**

1. **Terminal Stevedore, INC/GSM-100 Century Derick Crane Rig–** (LDEQ) is accepting written comments on a draft Louisiana Discharge Pollutant Elimination System (LPDES) permit prepared for Terminal Stevedores, Inc. GSM-100 Century Derick Crane Rig. Public Notice attached.

**X. LAND USE- NEW BUSINESS**

1. None

**XI. EXECUTIVE SESSION**

1. None

**XII. ADJOURNMENT**

**PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON MONDAY, JANUARY 25, 2021.**

The Planning Commission of the Parish of St. James, State of Louisiana, met in a regular session via teleconference on Monday, January 25, 2021 at 6:00 p.m.

**PRESENT:** Dean Millet, Anthony Boudreaux, Johnny Lawrence, Arthur Matherne, Ralph Becnel, John Hotard, Danny St. Pierre, Glenn Millet, and Sue Bier (Non-Voting)

**ABSENT:** Mike Krumholt

**OTHERS IN ATTENDANCE:** Rick Webre, Amber Sheppard, Victor Franckiewicz

**MINUTES**

Mr. Franckiewicz recommend several technical corrections and clarifications to the December 28, 2020 regular meeting minutes. Motioned by A. Matherne and was seconded by D. Millet to amend the minutes of the Monday, December 28, 2020 regular meeting accordingly. Roll call vote: D. Millet- yes, M. Krumholt- absent, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in favor. Motion carried.

It was noted that four commissioners (Anthony Boudreaux, Arthur Matherne, Ralph Becnel, and Danny St. Pierre) were present for the December 28, 2020 planning commission by appearing at the Covert Courthouse because the notice that the meeting would be held telephonically did not transmit properly to their email accounts. These commissioners asked that the minutes reflect that had their votes been reflected in the telephonic roll calls, the votes would have been cast with the affirmative votes in each roll call.

R. Becnel motion to amend the minutes of December 28, 2020 to note that the four voting members noted above were present at the St. James Parish Courthouse in lieu of participating on the meeting teleconference, motion was second by J. Lawrence. Roll call vote: D. Millet- yes, M. Krumholt- absent, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in favor. Motion carried.

Motioned by D. St. Pierre and was seconded by J. Lawrence to adopt the minutes of the Monday, December 28, 2020 regular meeting as amended. Roll call vote: D. Millet- yes, M. Krumholt- absent, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in favor. Motion carried.

D. St. Pierre made a motion to clarify the January 11, 2021 special meeting minutes to identify the deleted and added language in the proposed interim amendments to the subdivision ordinance by strike through and underlined text. The motion was seconded by A. Matherne. Roll call vote: D. Millet- yes, M. Krumholt- absent, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in favor. Motion carried.

A. Matherne motion to adopt the he January 11, 2021 special meeting minutes, as clarified, and was seconded by A. Boudreaux. Roll call vote: D. Millet- yes, M. Krumholt- absent, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in favor. Motion carried.

**CORRESPONDENCE**

1. None

**PRESENTATION AND PUBLIC COMMENTS**

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

**RESUBDIVISION OF PLOT - OLD BUSINESS**

A. Matherne motion to remove item from being tabled and was seconded by A. Boudreaux. Roll call vote: D. Millet- yes, M. Krumholt- absent, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. Motion carried.

1. **Bourbon Home Estate (Plot 20-18)**- Requesting preliminary approval to develop a single-family residential development for public subdivision with 32 lot in Bourbon Home Estates with a 50' Right of way. Two Public Comments were made.

Public Comments:

- a.) Ken Bradford- 3375 Tupelo Lane (concerns/opposed as currently presented)
- b.) Randy McClung- 3519 St. Joseph Street (concerns/opponent)

Public Comments were closed.

Mr. Franckiewicz briefed the commission on the legal status of the subdivision plat and noted that it did not comply with the subdivision ordinance in a number of ways.

Matherne motion to deny the proposed subdivision without prejudice with the option to resubmit with proper information. Roll call vote: D. Millet- yes, M. Krumholt- absent, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in favor. Motion carried.

2. **TEN-R Company, INC (Plot 20-19)**- Requesting final approval to resub divide Tract 2-1 and Tract II-A belonging to TEN-R company, Inc. A. Matherne made a motion to approve final plat and was seconded by A. boudreaux. Roll call vote: D. Millet- yes, M. Krumholt- absent, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in Favor. Motion carried.
3. **Poche Brother Plantation (Plot 20-21)** – Represented by Joseph Spadoni. Requesting preliminary approval to resub dive Lot 3B of Poche Brothers plantation into lots 3B-1, 3B-2, and 3B-3 of the Poche Brothers Plantation family subdivision with a 40' ROW. A. Matherne made a motion to approve plat contingent on correcting the plat to show the 40' ROW and submission of no objection from LaDHH. Motion was seconded by J. Lawrence. Roll call vote: D. Millet- yes, M. Krumholt- absent, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in favor. Motion carried.

## RESUBDIVISION OF PLOT - NEW BUSINESS

1. **Resub of Tract M-1-B (Plot 20-25)** - Represented by Todd Bland. Requesting preliminary approval to resub divide Tract M-1-B into lots herein designated as Tract M-1-B and Tract M-1-B-2. D. St. Pierre made motion to approve preliminary and was seconded by A. Boudreaux. Roll call vote: D. Millet- yes, M. Krumholt- absent, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in Favor. Motion carried.

J. Lawrence made a motion to amend the agenda to add final approval of Plot 20-25. Motion was second by R. Becnel. Roll call vote: D. Millet- yes, M. Krumholt- absent, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in Favor. Motion carried.

J. Lawrence then moved to grant final approval to Plot 20-25. Motion was second by R. Becnel. Roll call vote: D. Millet- yes, M. Krumholt- absent, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in Favor. Motion carried.

## OTHER ORDINANCE MATTERS

1. **Travis Nelson Variance (Item 21-01)** – Represented by Sandra N. Lewis. Requesting variance approval to place a mobile home within the setbacks of property. One public comment was made by Ms. Lewis who was a proponent. She noted that the trailer would be placed on family property, and that all family members were in agreement about both the location of the trailer and that it could extend slightly over the property line onto the neighboring lot, which was also family property. Proponent. Mr. Franckiewicz noted that if the planning commission approved the variance, the approval should be conditioned on a formal servitude being recorded in the land records to grant permission for the trailer's location and for the overlap into the adjacent lot. J. Lawrence motion to approve variance with the conditions of a grant of servitude. Motion was seconded by A. Matherne. Roll call vote: D. Millet- yes, M. Krumholt- absent, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. Motion carried.

**Public Hearing**

1. None

**LAND USE- OLD BUSINESS**

**Linde Inc./Linde Convent Plant**– (LDEQ) Administration advised Commissioners LDEQ is accepting written comments on a draft Louisiana Pollutant Elimination System (LPDES) permit prepared for Linde, Inc. No Action was taken.

**EXECUTIVE SESSION**

1. None.

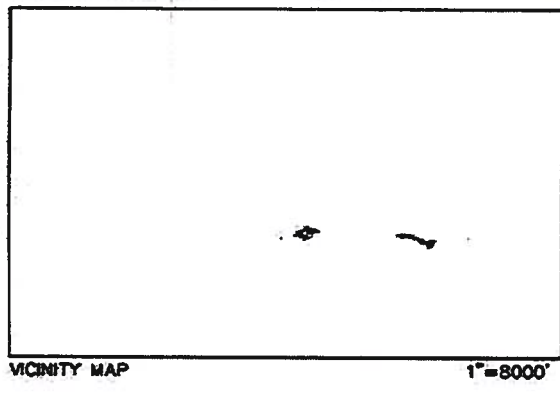
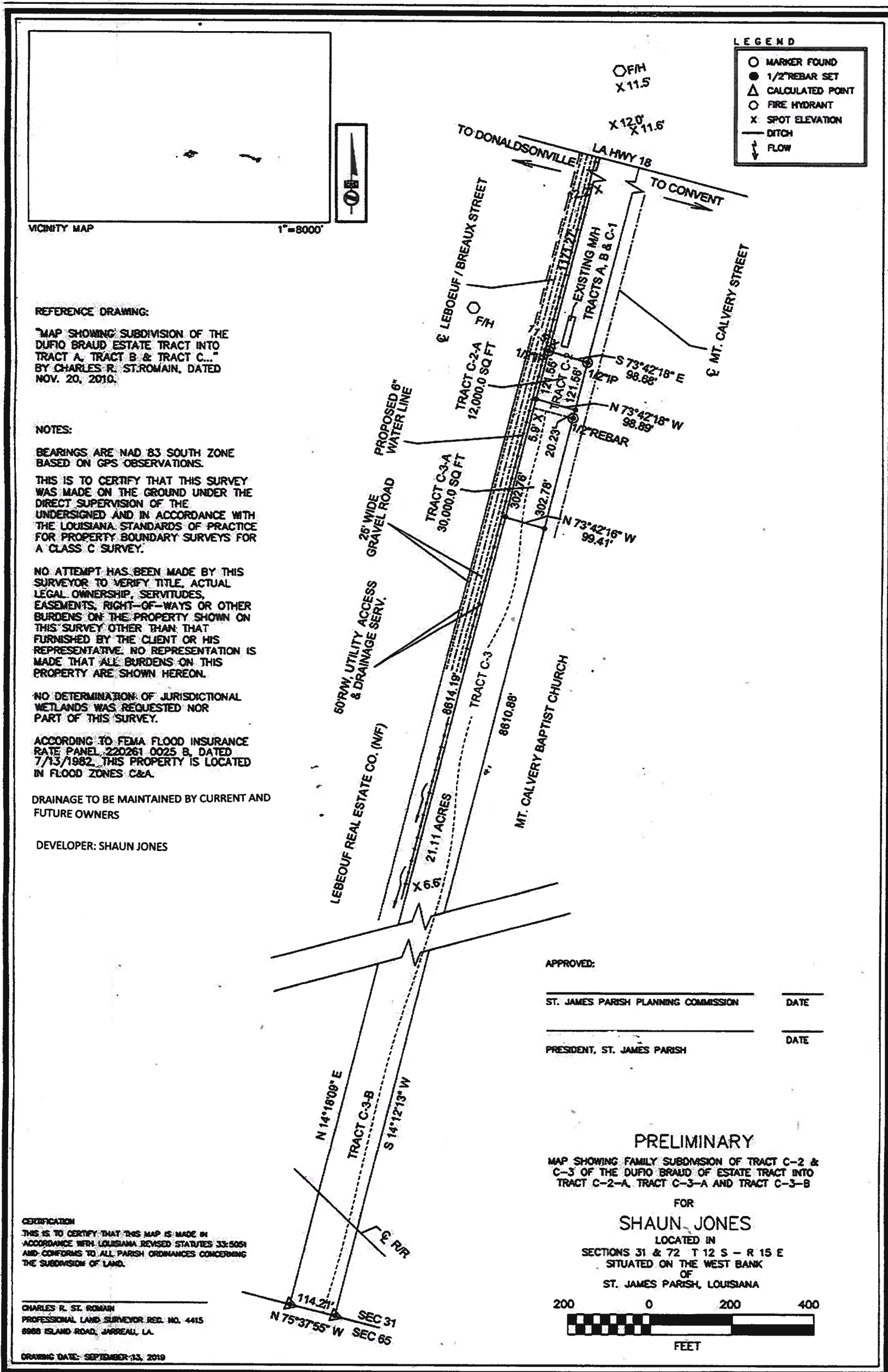
**ADJOURNMENT**

A. Matherne motioned to adjourn and was seconded by R. Becnel. All in favor. Motion Carried. Meeting adjourned at 6:50p.m.

s/ \_\_\_\_\_  
Glen Millet, Chairman

s/ \_\_\_\_\_  
Michael Krumholt, Secretary

19-27  
Revision  
1/27/21



REFERENCE DRAWING:  
"MAP SHOWING SUBDIVISION OF THE DUFO BRAUD ESTATE TRACT INTO TRACT A, TRACT B & TRACT C..." BY CHARLES R. ST.ROMAIN, DATED NOV. 20, 2010.

NOTES:  
BEARINGS ARE NAD 83 SOUTH ZONE BASED ON GPS OBSERVATIONS.  
THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY.  
NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY SHOWN ON THIS SURVEY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. NO REPRESENTATION IS MADE THAT ALL BURDENS ON THIS PROPERTY ARE SHOWN HEREON.  
NO DETERMINATION OF JURISDICTIONAL WETLANDS WAS REQUESTED NOR PART OF THIS SURVEY.  
ACCORDING TO FEMA FLOOD INSURANCE RATE PANEL 220261 0025 B, DATED 7/13/1982, THIS PROPERTY IS LOCATED IN FLOOD ZONES C&A.  
DRAINAGE TO BE MAINTAINED BY CURRENT AND FUTURE OWNERS  
DEVELOPER: SHAUN JONES

APPROVED:  
\_\_\_\_\_  
ST. JAMES PARISH PLANNING COMMISSION      DATE  
\_\_\_\_\_  
PRESIDENT, ST. JAMES PARISH      DATE

PRELIMINARY  
MAP SHOWING FAMILY SUBDIVISION OF TRACT C-2 & C-3 OF THE DUFO BRAUD OF ESTATE TRACT INTO TRACT C-2-A, TRACT C-3-A AND TRACT C-3-B  
FOR  
SHAUN JONES  
LOCATED IN  
SECTIONS 31 & 72 T 12 S - R 15 E  
SITUATED ON THE WEST BANK  
OF  
ST. JAMES PARISH, LOUISIANA  
200 0 200 400  
FEET

CERTIFICATION  
THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5091 AND CONFORMS TO ALL PARISH ORDINANCES CONCERNING THE SUBDIVISION OF LAND.

CHARLES R. ST. ROMAIN  
PROFESSIONAL LAND SURVEYOR REG. NO. 4415  
8888 ISLAND ROAD, JARREAU, LA.

DRAWING DATE: SEPTEMBER 13, 2019

**AFFIDAVIT OF NOTICE TO ADJACENT AND OPPOSITE OWNERS  
ST. JAMES PARISH SUBDIVISION ORDINANCE, SECTION 102-86**

STATE OF LOUISIANA  
PARISH OF Ascension

Before me, the undersigned notary public, duly commissioned and qualified in and for the parish and state aforesaid, personally came and appeared Shawn Jones, who, after being first duly sworn by me, deposed and said:

1. I am legally competent to make this affidavit, and do so pursuant to Section 102-86 of the St. James Parish Code of Ordinances on the basis of my personal knowledge.
2. I am either the owner, developer, or an authorized representative of the owner or developer of the proposed subdivision known as Duflo Braud Estates.
3. The following is a complete list of all adjacent owners and owners opposite the street frontage of the proposed subdivision:  
Zachary Braud  
Larry LeBeouf  
Samuel Jones, Mt. Calvary Baptist Church  
*(Insert list of property owners here.)*
4. Each owner listed above has been notified that the subdivision has been proposed, and such notices were all made by December 15, 2020 (date), which is at least ten days prior to the public hearing or meeting at which the preliminary plat for the subdivision is to be considered by the St. James Parish Planning Commission.

Shawn Jones  
Signature of Affiant  
Shawn Jones  
Printed Name  
Developer  
Affiliation (e.g., Owner, Developer, Representative)

Sworn to and subscribed before me on the 19<sup>th</sup> day of January, 2021.

Tré S. Sullivan  
Notary Signature  
Tré S. Sullivan  
Printed Name  
163839  
Notary or Bar Roll Number



Tré S. Sullivan  
Notary Public  
Notary ID No. 163839  
Ascension Parish, LA



**PUBLIC NOTICE**  
**LOUISIANA DEPARTMENT OF ENVIRONMENTAL QUALITY (LDEQ)**  
**TERMINAL STEVEDORES, INC./GSM-100 CENTURY DERRICK CRANE RIG**  
**DRAFT WATER DISCHARGE PERMIT**

The LDEQ, Office of Environmental Services, is accepting written comments on a draft Louisiana Pollutant Discharge Elimination System (LPDES) permit prepared for Terminal Stevedores, Inc., GSM-100 Century Derrick Crane Rig, P.O. Box 120, Ama, Louisiana 70031. The facility is **operating between River Miles 110 to 155 on the Mississippi River in Jefferson, St. Charles, St. John the Baptist and St. James Parish**. Upon the effective date of the final permit, the LPDES permit shall replace the previously issued LPDES permit.

The principal discharge from this existing source is made into the Mississippi River, waters of the state classified for primary contact recreation, secondary contact recreation, propagation of fish and wildlife, and drinking water supply. Under the SIC Code 4491, the applicant proposes to discharge exterior barge/rig washdown water and maintenance ballast and void water from an existing derrick crane rig.

During the preparation of this permit, it has been determined that the discharge will have no adverse impact on the existing uses of the receiving waterbody. As with any discharge, however, some change in existing water quality may occur.

Comments and requests for a public hearing or notification of the final decision can be submitted via personal delivery, U.S. mail, email, or fax. **Comments and requests for public hearings must be received by 4:30 pm CST, Thursday, March 18, 2021**. Delivery may be made to the drop-box at 602 N. 5<sup>th</sup> St., Baton Rouge, LA 70802. U.S. Mail may be sent to LDEQ, Public Participation Group, P.O. Box 4313, Baton Rouge, LA 70821-4313. Emails may be submitted to [DEQ.PUBLICNOTICES@LA.GOV](mailto:DEQ.PUBLICNOTICES@LA.GOV) and faxes sent to (225) 219-3309. Persons wishing to receive notice of the final permit action must include a complete mailing address when submitting comments.

Please see additional instructions for comment submission, hand delivery and information regarding electronic submission at <http://www.deq.louisiana.gov/page/the-public-participation-group> or call (225) 219-3276.

If LDEQ finds a significant degree of public interest, a public hearing will be held. LDEQ will send notification of the final permit decision to the applicant and to each person who has submitted written comments or a written request for notification of the final decision.

The application, additional information, draft permit and statement of basis are available for review at the LDEQ, Public Records Center, 602 North 5<sup>th</sup> Street, Baton Rouge, LA. Viewing hours are from 8:00 a.m. to 4:30 p.m., Monday through Friday (except holidays). **The available information can also be accessed electronically on the Electronic Document Management System (EDMS) on the DEQ public website at [www.deq.louisiana.gov](http://www.deq.louisiana.gov).**

Inquiries or requests for additional information regarding this permit action should be directed to Ardrene Logan, LDEQ, Water Permits Division, P.O. Box 4313, Baton Rouge, LA 70821-4313, phone (225) 219-3203.

Persons wishing to be included on the LDEQ permit public notice mailing list, wishing to receive the permit public notices via email by subscribing to the LDEQ permits public notice List Server, or for other public participation related questions should contact the Public Participation Group in writing at LDEQ, P.O. Box 4313, Baton Rouge, LA 70821-4313, by email at [DEQ.PUBLICNOTICES@LA.GOV](mailto:DEQ.PUBLICNOTICES@LA.GOV) or contact the LDEQ Customer Service Center at (225) 219-LDEQ (219-5337).

Permit public notices including electronic access to the draft permit and statement of basis can be viewed at the LDEQ permits public notice webpage at <http://www.deq.louisiana.gov/public-notices> and general information related to the public participation in permitting activities can be viewed at <http://www.deq.louisiana.gov/page/the-public-participation-group>.

**All correspondence should specify AI Number 43508, Permit Number LA0094200, and Activity Number PER20200002.**

**Scheduled Publication Date: Thursday, February 11, 2021 on the LDEQ webpage**