

**ST. JAMES PARISH GOVERNMENT  
PLANNING COMMISSION  
REGULAR MEETING AGENDA  
MONDAY, OCTOBER 30, 2023**

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

**I. ROLL CALL**

**II. PLEDGE**

**III. MINUTES OF PREVIOUS MEETINGS**

1. Monday, September 25, 2023, Regular Meeting Minutes

**IV. CORRESPONDENCE**

1. None

**V. PRESENTATION/PUBLIC HEARING**

1. None

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

1. None

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

**1. Plot # 23-29**

**Plot Name:** Brooke Kliebert

**Request:** Requesting approval of the subdivision of lots 5A, 5B, & 5C of Brookelyn Road Subdivision into lots 5A-1, 5B-1, 5C-1, and parcel BR (constituting the access road) of Brookelyn Road Subdivision in South Vacherie.

**Section-Township-Range:** Section 13, T-13-S, R-17-E

**Number of Lots:** 4

**Lot Size:** 5A-1-1.12 acres, 5B-1-1.82 acres, 5C-1-1.11 acres, Parcel BR-3.31 acres

**Land Use Designation:** Residential Growth

**Status:** Letter of No Objection from LaDH and the Deliverance of CAD File

**Owner/Developer:** Brooke Kliebert

**VIII. OTHER ORDINANCE MATTERS**

1. None

**IX. LAND USE – PUBLIC HEARING**

1. None

**X. LAND USE-OLD BUSINESS**

1. None

**XI. LAND USE-NEW BUSINESS**

1. None

**XII. EXECUTIVE SESSION**

1. None

**XIII. OTHER**

1. Report on solar farm ordinance being considered by the St. James Parish Council
2. Update on pending litigation involving land use matters
3. Report on anticipated land use applications to come before the planning commission

#### **XIV. ADJOURNMENT**

**PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON MONDAY, SEPTEMBER 25, 2023.**

The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session at the Courthouse in Convent, Louisiana on Monday, September 25, 2023, at 6:00 p.m.

**PRESENT:** Dean Millet, Mike Krumholt, Arthur Matherne, Johnny Lawrence, Ralph Becnel, Jon Hotard, Danny St. Pierre, Anthony Boudreaux, and Glenn Millet

**ABSENT:** Sue Bier (Non-Voting)

**ALSO, IN ATTENDANCE:** Vic Franckiewicz and Amber Shepard

**MINUTES**

1. D. St. Pierre motioned to approve the August 28, 2023, regular meeting minutes and was seconded by A. Matherne. Roll call vote: D. Millet- yes, M. Krumholt- yes, 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

**REVISED AGENDA ORDER**

J. Hotard motioned to deviate from the agenda and defer discussion of the Brookelyn Road item until the parish's attorney arrives. Second by D. St. Pierre; carried unanimously.

**PRESENTATION AND PUBLIC COMMENTS**

1. Presentation – Discussion of Brookelyn Road – Represented by Brooke Kliebert and Mike Calabro. Property owner wants to convert Lot 5B from limited to full public sale. That lot, as currently configured, is shaped like a flagpole with a flag where the residential lot is located. Brookelyn Road forms the flagpole, and is approximately 3,600 feet long, being 50 feet wide where it intersects Highway 644, 40 feet wide for about half of its length, and 35 feet wide where it intersects Webre-Steib Road. Brookelyn Road is maintained under a private road agreement amongst all owners connected to the road. After general discussion, it was the consensus of the commission that the owner should attempt to get additional property by agreement to make the road 50 feet wide over as much of its length as possible.

**RESUBDIVISION OF PLOT - OLD BUSINESS**

1. None

**RESUBDIVISION OF PLOT - NEW BUSINESS**

1. **Caleb Poche (Item # 23-28)** Represented by Caleb Poche/Matt Ledet. Requesting simplified subdivision approval to shift lot line of Caleb Poche property and Lot 7-A of St. Thomas Subdivision into Lot H and Lot 7-B. D. St. Pierre motioned to approve and was seconded by A. Boudreaux. Pending a letter of no objection from LaDHH, and the delivery of CAD file. Roll call vote: D. Millet- yes, M. Krumholt- yes, 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. **Ares Construction Variance Request (Item # 23-30)** – Represented by Ares Construction. Requesting a front and back property setback variance to rebuild a home through ReStoreLA Program. The property is only 45 feet wide and current setbacks are 20 feet from the front and 10 ft from the back, allowing only 15 feet of buildable space. The proposed floor plan is 23'11" wide, which would leave a 16 feet front setback and 5 feet back setback. R. Becnel motioned to approve the variance under Section 18-25(e)(2)(f) of the code of ordinances. The motion was seconded by A. Matherne. Roll call vote: D. Millet- yes, M. Krumholt- yes, 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.

**LAND USE- OLD BUSINESS**

1. None

**LAND USE- NEW BUSINESS**

1. **Acadian Gas Pipeline System Land Use Request (Item #: 23-27):** Requesting approval to install a 20-inch diameter pipeline to Koch Methanol, which consists of the construction of approximately 7,412 feet of new 20-inch diameter pipeline from Acadian's existing Chico-C Compressor Station northwestward to the Koch Methanol plant. The project is located on the West Bank of St. James Parish within and southeast of the Koch Methanol plant. A portion of the project would be located in a Residential Growth area designated in the Land Use Plan, and the proposed project is not an allowable use under that designation unless it is considered for a recommendation by the planning commission and approved by the Parish Council under Section 82-25(e) of the St. James Parish Code of Ordinances. A portion of the project is within the property boundary of Koch Methanol, which is designated as an Industrial use area, for which a pipeline is an allowable use, subject to the approval of the Planning Commission under Section 82-25(f) of the St. James Parish Code of Ordinances. (Deferred from August 28, 2023 meeting.)

Mr. Tim Robertson presented an overview of the application on behalf of Acadian, and responded to questions from the planning commission members.

A. Boudreaux motioned, and D. Millet seconded to adopt the following resolution to recommend approval from St. James Parish Council:

**A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF  
ACADIAN GAS PIPELINE TO ALLOW INSTALLATION OF A 20-INCH  
DIAMETER PIPELINE TO KOCH METHANOL, WHICH CONSISTS OF 7,412  
FEET OF NEW PIPE FROM THE EXISTING ACADIAN'S PIPELINE, USE IN A  
RESIDENTIAL GROWTH AREA  
5882 ST. EMMA STREET, ST. JAMES, LOUISIANA 70086 UNDER  
THE ST. JAMES PARISH LAND USE ORDINANCE, WITH CONDITIONS**

**WHEREAS,** Acadian Pipeline has requested approval in install 7,412 feet of new 20-in diameter pipeline from existing Acadian Pipeline (Planning Commission Item 23-27, hereinafter the "Application"), which would constitute an industrial use in an area designated as Residential Growth in the Land Use Plan for portions of the pipeline, and an allowable industrial use in portions of the line to be located within the Koch Methanol site; and

**THEREFORE, BE IT RESOLVED** that under Section 82-25(f) of the St. James Parish Code of Ordinances, the planning commission hereby approves the Application, and under Section 82-25(e) hereby recommends that the St. James Parish Council approve the application, subject to the following conditions:

- A. Extent of Approval and Future Changes:** This approval is limited to the installation of 7,412 feet of new 20-inch diameter pipeline to connect to Koch Methanol from the existing Acadian Pipeline, as presented in the Application, and reasonable modifications necessary for the proposed use, consistent with building codes;
- B. Start Date Limitation.** Construction must commence within 24 months after the last public entity regulatory approval is issued, or within 24 months after the termination of any administrative or judicial appeal process that may follow from the issuance of any required permit, whichever is later. For the purposes of this limitation, construction is defined as: permanent on-site building, renovation, repair, fabrication, erection, or installation of the proposed warehouses. Construction delays caused by natural disasters or labor disputes, and periods between operational phases of construction shall not be construed as interrupting construction that is otherwise continuously pursued.

**BE IT FURTHER RESOLVED** that within the industrial area, the planning commission finds that the factors in Section 82-25(h) of the St. James Parish Code of Ordinances weigh in favor of approving the application.

**BE IT FURTHER RESOLVED** that the planning commission finds that approval is appropriate under Section 82-25(e) of the James Parish Code of Ordinances because the proposed use is compatible with surrounding uses, and the adverse impacts of the proposed use are inconsequential.

**BE IT FURTHER RESOLVED** that the planning commission has considered the need for a buffer zone under Sections 82-25(i)(2) and 82-25(j) of the St. James Parish Code of Ordinances and finds that the nature of the use, having inconsequential impacts, does not require a buffer zone.

**BE IT FURTHER RESOLVED** that the planning commission finds that approval is appropriate under Section 82-25(e) of the James Parish Code of Ordinances because the proposed use is compatible with surrounding uses, and the adverse impacts of the proposed use are inconsequential, considering that the general area is currently used for industrial and commercial purpose, and that there are no nearby residential uses to be impacted.

Roll call vote: D. Millet- yes, M. Krumholt- yes, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, All in favor. Motion carried. All in favor. Motion carried.

**OTHER BUSINESS**

1. None

**EXECUTIVE SESSION**

1. None

**ADJOURNMENT**

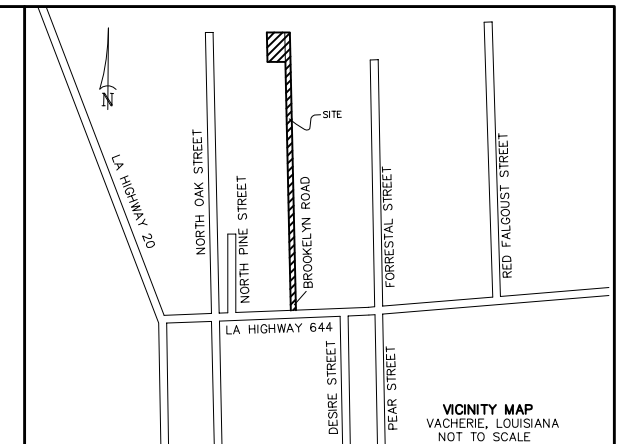
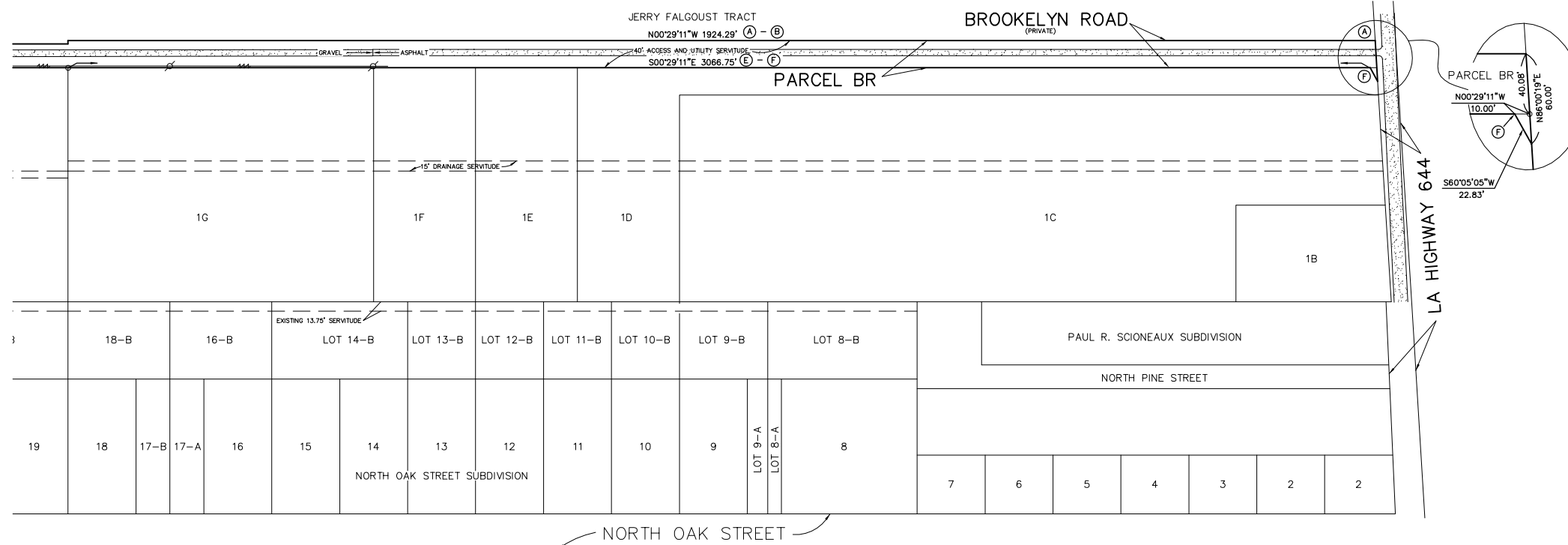
R. Becnel motioned to adjourn and was seconded by A. Boudreaux. All in favor. Motion Carried.  
Meeting adjourned at 6:05 p.m.

s/ \_\_\_\_\_  
Glenn Millet, Chairman

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

**FAMILY SUBDIVISION**

**SURVEY PLAT AND FAMILY SUBDIVISION OF LOTS 5A, 5B & 5C OF BROOKELYN ROAD SUBDIVISION INTO LOTS HEREIN DESIGNATED AS LOT 5A-1, 5B-1, 5C-1 & PARCEL BR OF BROOKELYN ROAD SUBDIVISION SITUATED IN SECTION 13, T-13-S, R-17-E VACHERIE, ST. JAMES PARISH, LOUISIANA**



**OWNER/DEVELOPER:** BROOKE KLIEBERT  
22678 BROOKELYN ROAD  
VACHERIE, LA 70090  
985-227-3727

APPROVED:

ST. JAMES PARISH COUNCIL

PARISH PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

ST. JAMES PARISH PLANNING COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**MAINTENANCE COVENANT:** ANY OWNER OF LAND IN THIS SUBDIVISION SHALL BE LIABLE FOR AN EQUITABLE SHARE OF THE COST OF MAINTENANCE OF THE ROAD IN THE LOCATION SHOWN ON THE SUBDIVISION. FURTHER, ANY OWNER OF PROPERTY IN THE SUBDIVISION MAY UNDERTAKE REASONABLE MAINTENANCE OF THE ROAD (AND ANY ASSOCIATED GRADING AND DRAINAGE) AS A GRAVEL ROAD IN ACCORDANCE WITH STANDARDS REQUIRED BY ST. JAMES PARISH. ANY OWNER UNDERTAKING SUCH MAINTENANCE SHALL BE ENTITLED TO RECOVER AN EQUITABLE SHARE OF THE COST FROM OTHER OWNERS IN THE SUBDIVISION. THIS COVENANT MAY NOT BE AMENDED OR TERMINATED WITHOUT THE WRITTEN APPROVAL OF ST. JAMES PARISH RECORDED IN THE RECORDS OF ST. JAMES PARISH, AND SUCH AMENDMENT OR TERMINATION SHALL NOT BE EFFECTIVE UNTIL SUCH APPROVAL IS RECORDED.

**OUTFALL PATH:** DRAINAGE THROUGH EXISTING DITCHES NORTH TO COTEAU CANAL AND EAST TO LAC DES ALLEMANDS.

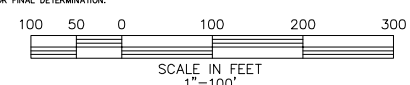
AREA TABLE	
5A-1	1.12 ACRES
5B-1	1.82 ACRES
5C-1	1.11 ACRES
PARCEL BR	3.31 ACRES

**SURVEY REFERENCE:** SURVEY PLAT AND FAMILY SUBDIVISION OF LOT 5 INTO LOTS HEREIN DESIGNATED AS LOT 5A, 5B & 5C OF BROOKELYN ROAD SUBDIVISION BY STEPHEN P. FLYNN, P.L.S., DATED MARCH 14, 2019, REVISED JUNE 13, 2019

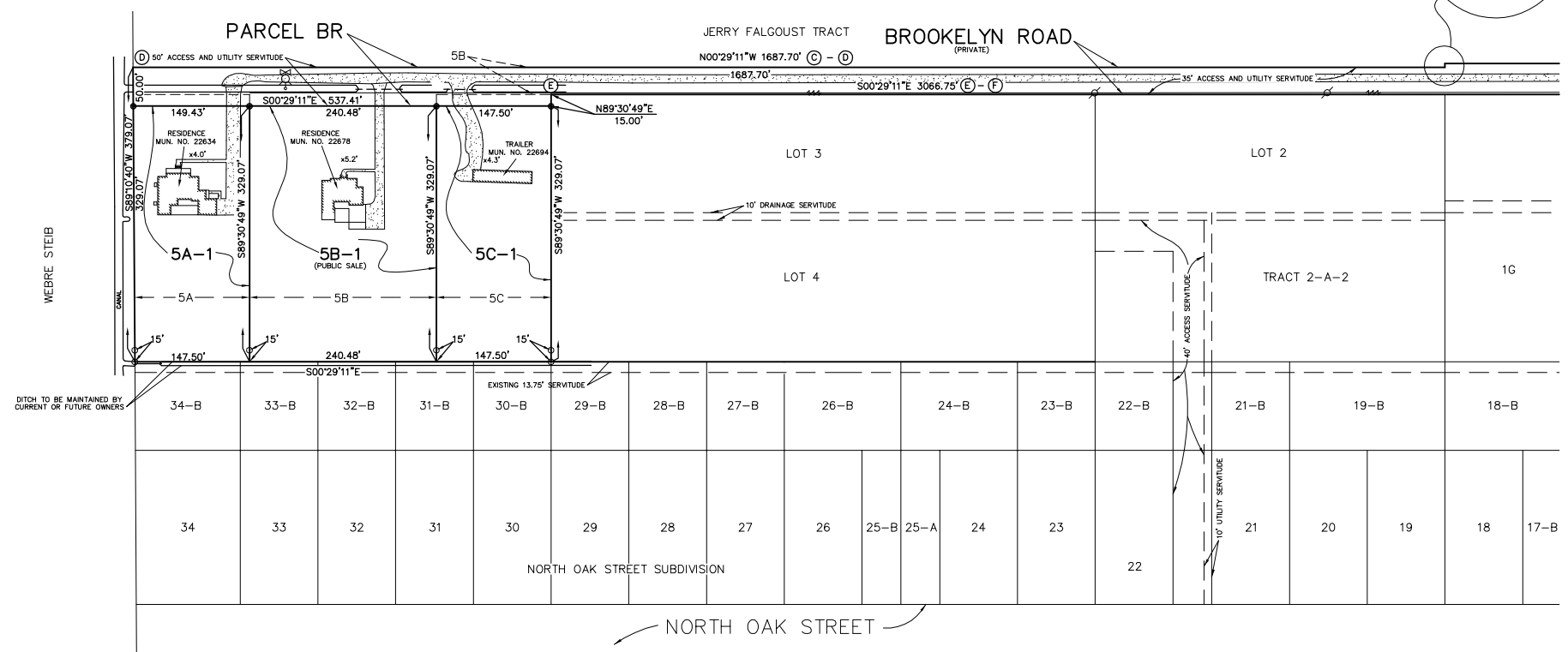
**BASIS OF BEARING:** BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702, NAD 83, GEOID 12A USING LEICA SMARTNET SOLUTION DATED 11/18/2011.

**SURVEYOR'S NOTES:**

- THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLETES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.
- NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
- MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.



- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- x4.0' ELEVATION
- POWER POLE
- POWER LINE
- ⊗ FIRE HYDRANT



THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

NO.		DATE		DESCRIPTION		BY	
REVISIONS							
DRAWN BY: KPB		SHEET NO. 1 OF 1					
DATE: OCTOBER 17, 2023		DRAWING NO. MM0169_W05154					

**RIVERLANDS SURVEYING COMPANY**  
505 HEMLOCK STREET  
LAPLACE, LA 70066  
1-800-249-6982  
985-652-6356

**PRELIMINARY**  
STEPHEN P. FLYNN  
P.L.S. LA. ST. REG. NO. 4668

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