



# St. Charles Parish

## Introductions

### Parish Council

*Council Chairman Dick Gibbs*

*Councilmembers Wendy Benedetto, Paul J. Hogan,  
Terrell D. Wilson, Mary K. Clulee, William Billy Woodruff,  
Marilyn B. Bellock, Traci A. Fletcher, Julia Fisher-Perrier*

St. Charles Parish Courthouse  
15045 Highway 18  
P.O. Box 302  
Hahnville, LA 70057  
985-783-5000  
[www.stcharlesparish-la.gov](http://www.stcharlesparish-la.gov)

Monday, December 10, 2018

6:00 PM

Council Chambers, Courthouse

Final

## ORDINANCES / RESOLUTIONS INTRODUCED FOR PUBLICATION / PUBLIC HEARING

Monday, January 7, 2019, 6:00 pm, Council Chambers, Courthouse, Hahnville

2018-0334 An ordinance approving and authorizing the execution of Change Order No. 2 (Final) for Parish Project No. P090201-6, Mimosa Avenue Culvert Replacement, resulting in a decrease of \$10,000.00 in contract price.

Sponsors: Mr. Cochran and Department of Public Works

**S\*** 2018-0340 An ordinance to approve and authorize the execution of Change Order No. 4 for the Norco Library Renovation/Addition located at 590 Apple Street in Norco to increase the contract amount by \$3,469.00 and increase the contract time by 10 days.

Sponsors: Mr. Cochran

**S\*** 2018-0341 An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from C-2 to M-1 on Lot K-2A2-3, Almedia or Patterson Plantation Subdivision as requested by Jacob Fruchtnicht, for JBE Industries, LLC.

Sponsors: Mr. Cochran and Department of Planning & Zoning

**S\*** 2018-0342 An ordinance to approve and authorize the execution of a construction contract with Sealevel Construction, Inc. for Project No. P080502-18A, Oak Street Pump Station Improvements, in the amount of \$1,062,870.00.

Sponsors: Mr. Cochran and Department of Public Works

- ~     2018-0343     An ordinance to revoke and abandon undeveloped Walnut Street right-of-way to the east of Oak Street and undeveloped portion of Butternut Street right-of-way east of Oak Street, Hahnville LA, as shown on a survey by Jeff Ruello, PLS dated 9/22/18 and revised 12-04-18., dated 6/24/04.

Sponsors:     Mr. Cochran and Department of Planning & Zoning

- ~     2018-0344     An ordinance to revoke and abandon undeveloped Walnut Street right-of-way to the west of Oak Street in Hahnville, as shown on a survey by Jeff Ruello, PLS dated 9/22/18 and revised 12-04-18.

Sponsors:     Mr. Cochran and Department of Planning & Zoning

- ~     2018-0276     An ordinance to amend the St. Charles Parish Subdivision Regulations of 1981, II. Subdivision Procedure to revise item G, Final Plat Requirements, to eliminate the requirement for copies of final plat and as-built plans on film reproducible material.

Sponsors:     Mr. Hogan

### **Accommodations for Disabled**

**St. Charles Parish will upon request and with three (3) days advanced notice provide reasonable accommodation to any disabled individual wishing to attend the meeting. Anyone requiring reasonable accommodation is requested to contact the Office of the Council Secretary at (985) 783-5000 to discuss the particular accommodations needed.**

2018-0343

INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT  
(DEPARTMENT OF PLANNING & ZONING)

ORDINANCE NO. \_\_\_\_\_

An ordinance to revoke and abandon undeveloped Walnut Street right-of-way to the east of Oak Street and undeveloped portion of Butternut Street right-of-way east of Oak Street, Hahnville LA, as shown on a survey by Jeff Ruello, PLS dated 9/22/18 and revised 12-04-18., dated 6/24/04.

**WHEREAS,** certain properties were platted as public streets to be known as Walnut Street and a portion of Butternut Street, located in Pecan Bayou Subdivision, Hahnville, St. Charles Parish, LA; and,

**WHEREAS,** since the dedication of these street segments, the property has no public use and/or benefit; and,

**WHEREAS,** the St. Charles Parish Council desires to revoke said property in order to allow resubdivision of it into adjacent parcels as shown on a survey by Jeff Ruello, PLS dated 9./22/18 and revised 12-04-18.

**THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:**

**SECTION I.** That the Act of Revocation of undeveloped Walnut Street extending east of Oak Street and undeveloped Butternut Street extending east of Oak Street, in Pecan Bayou, Hahnville is hereby approved.

**SECTION II.** That the Parish President is hereby authorized to execute said Act of Revocation.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

And the ordinance was declared adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: \_\_\_\_\_

SECRETARY: \_\_\_\_\_

DLVD/PARISH PRESIDENT: \_\_\_\_\_

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

PARISH PRESIDENT: \_\_\_\_\_

RETD/SECRETARY: \_\_\_\_\_

AT: \_\_\_\_\_ RECD BY: \_\_\_\_\_

**ACT OF REVOCATION  
OF DEDICATED PROPERTY  
BY ST. CHARLES PARISH**

**UNITED STATES OF AMERICA  
STATE OF LOUISIANA  
PARISH OF ST. CHARLES**

**BE IT KNOWN**, that on this \_\_\_\_\_ day of the month of \_\_\_\_\_, in the year two thousand nineteen (2019).

**BEFORE ME**, the undersigned Notary Public, duly commissioned and qualified, in and for the Parish of St. Charles, State of Louisiana, therein residing, and in the presence of the witnesses hereinafter named and undersigned;

**PERSONALLY CAME AND APPEARED:**

**THE HONORABLE LARRY COCHRAN**, Parish President and Chief Executive Officer of the Parish of St. Charles, herein duly authorized by the provisions of the Ordinance No. \_\_\_\_\_ passed and adopted at a meeting of the St. Charles Parish Council held on \_\_\_\_\_.

That pursuant to the above related ordinance, the Parish of St. Charles, through its governing authority, the St. Charles Parish Council, does hereby abandon and revoke the dedication of the undeveloped Walnut Street right of way, said 50-foot wide right of way extending approximately 204 feet east of Oak Street; as well as a portion of undeveloped Butternut Street right of way, said 50-foot wide right of way extending approximately 204 feet east of Oak Street in Pecan Bayou Subdivision, Hahnville. The revocation of the above property herein is deemed to be in the best interest of the Parish, as such property is no longer needed by the Public and was ordered revoked in a judgement of the 29<sup>th</sup> Judicial District Court filed on August 12, 2005, a copy of which is attached hereto.

Further, that pursuant to LA R.S. 48-701 et seq, and the St. Charles Parish Code of Ordinances Chapter 2 Sec. 2-4 (c) the revocation of the dedicated property is made unto the present owners of the land contiguous thereto.

**THUS DONE AND SIGNED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2019, in the Parish of St. Charles, State of Louisiana, in the presence of the undersigned competent witnesses and me, Notary, after a reading of the whole.

**WITNESSES:**

\_\_\_\_\_  
\_\_\_\_\_

**ST. CHARLES PARISH**

**By:** \_\_\_\_\_  
Larry Cochran  
Parish President

\_\_\_\_\_  
**NOTARY PUBLIC**

DATE: 09/22/18	DRAWN BY: SMR	JOB NO.	DRAWING NO.
SCALE: 1" = 60'	CHECKED BY: JFR	18-0197	180197

**2018-0344**

**INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT  
(DEPARTMENT OF PLANNING & ZONING)**

**ORDINANCE NO. \_\_\_\_\_**

An ordinance to revoke and abandon undeveloped Walnut Street right-of-way to the west of Oak Street in Hahnville, as shown on a survey by Jeff Ruello, PLS dated 9/22/18 and revised 12-04-18.

**WHEREAS,** certain property was platted as a public street to be known as Walnut Street east of Oak Street, located in Pecan Bayou Subdivision, Hahnville, St. Charles Parish, LA; and,

**WHEREAS,** since the dedication of this street segment, the property has no public use and/or benefit; and,

**WHEREAS,** the St. Charles Parish Council desires to revoke said property in order to allow resubdivision of it into adjacent parcels as shown on a survey by Jeff Ruello, PLS dated 9./22/18 and revised 12-04-18.

**THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:**

**SECTION I.** That the Act of Revocation of undeveloped Walnut Street extending west of Oak Street in Pecan Bayou, Hahnville is hereby approved.

**SECTION II.** That the Parish President is hereby authorized to execute said Act of Revocation.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

And the ordinance was declared adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: \_\_\_\_\_

SECRETARY: \_\_\_\_\_

DLVD/PARISH PRESIDENT: \_\_\_\_\_

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

PARISH PRESIDENT: \_\_\_\_\_

RETD/SECRETARY: \_\_\_\_\_

AT: \_\_\_\_\_ RECD BY: \_\_\_\_\_

**ACT OF REVOCATION  
OF DEDICATED PROPERTY  
BY ST. CHARLES PARISH**

**UNITED STATES OF AMERICA  
STATE OF LOUISIANA  
PARISH OF ST. CHARLES**

**BE IT KNOWN**, that on this \_\_\_\_\_ day of the month of \_\_\_\_\_, in the year two thousand nineteen (2019).

**BEFORE ME**, the undersigned Notary Public, duly commissioned and qualified, in and for the Parish of St. Charles, State of Louisiana, therein residing, and in the presence of the witnesses hereinafter named and undersigned;

**PERSONALLY CAME AND APPEARED:**

**THE HONORABLE LARRY COCHRAN**, Parish President and Chief Executive Officer of the Parish of St. Charles, herein duly authorized by the provisions of the Ordinance No. \_\_\_\_\_ passed and adopted at a meeting of the St. Charles Parish Council held on \_\_\_\_\_.

That pursuant to the above related ordinance, the Parish of St. Charles, through its governing authority, the St. Charles Parish Council, does hereby abandon and revoke the dedication of the undeveloped Walnut Street right of way, said 50-foot wide right of way extending approximately 220 feet west of Oak Street in Pecan Bayou Subdivision, Hahnville. The revocation of the above property herein is deemed to be in the best interest of the Parish, as such property is no longer needed by the Public and was ordered revoked in a judgement of the 29<sup>th</sup> Judicial District Court filed on August 12, 2005, a copy of which is attached hereto.

Further, that pursuant to LA R.S. 48-701 et seq, and the St. Charles Parish Code of Ordinances Chapter 2 Sec. 2-4 (c) the revocation of the dedicated property is made unto the present owners of the land contiguous thereto.

**THUS DONE AND SIGNED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2019, in the Parish of St. Charles, State of Louisiana, in the presence of the undersigned competent witnesses and me, Notary, after a reading of the whole.

**WITNESSES:**

\_\_\_\_\_  
\_\_\_\_\_

**ST. CHARLES PARISH**

**By:** \_\_\_\_\_  
Larry Cochran  
Parish President

\_\_\_\_\_  
**NOTARY PUBLIC**

APPROVALS

Billy Booth 12/6/18  
CHAIRMAN, PLANNING & ZONING COMMISSION DATE

CHAIRMAN, PARISH COUNCIL DATE

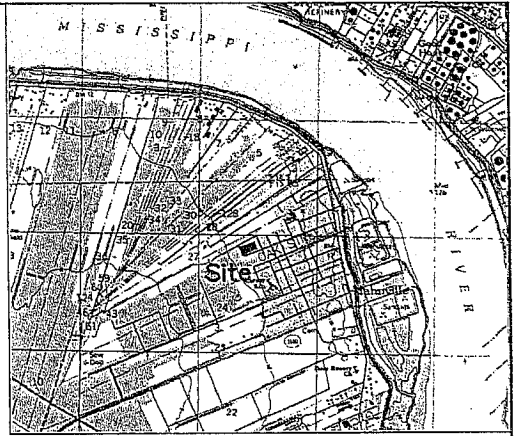
PARISH PRESIDENT DATE

RECORDED IN THE CLERK OF COURT'S OFFICE, ST. CHARLES PARISH

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ IN CONVEYANCE

BOOK \_\_\_\_\_, FOLIO \_\_\_\_\_, ENTRY NO. \_\_\_\_\_

All necessary sewer, water and/or other utility extensions, relocation's or modifications shall be made solely at the lot owners expense.



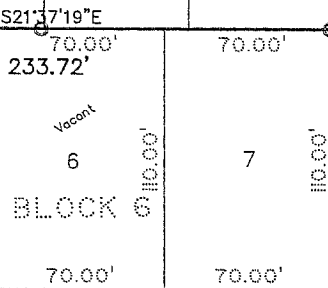
VICINITY MAP  
1" = 4000'

HICKORY STREET

NOT A PART

NOT A PART

NOT A PART



(Not Constructed)  
WALNUT STREET

**PARCEL B**  
80,438 sq.ft.  
1.847 acres

BLOCK 8

Vacant

189.64'

BUTTERNUT STREET asphalt street

OAK STREET

(50' Right of Way)

WALNUT STREET

BLOCK 7

(Not Constructed)  
BUTTERNUT STREET

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

**LANDMARK SURVEYING, INC.**  
1513 Kuebel Street  
Harahan, Louisiana 70123

Fax: 504-734-8357

Phone: 504-733-3303

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Revised 12-04-18 to address Parish Comments

Corners to be set upon subdivision approval  
BEARINGS AND COORDINATES REFER TO LA  
GRID SOUTH ZONE NAD 83, USING GPS  
OBSERVATIONS REFERENCED LSU C4G  
GULFNET

**One Call 811**  
1-800-272-3020

BEFORE YOU DIG.

The Locations Of Underground And Other Non Visible Utilities Shown Hereon Have Been Determined From Data And/or Extracted From Records Made Available To Us By Agencies Controlling Such Records. Where Found, The Surface Features Of Locations Are Shown. The Actual Non Visible 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 To Excavation And Digging.

Made at the request of:  
BAYOU FLEET

REFERENCE MAPS:

1. SURVEY OF THE REMAINING UNDEVELOPED LANDS OF OIL TRANSPORT CO., INC. HAHNVILLE, ST. CHARLES PARISH, LOUISIANA, BY RIVERLANDS SURVEYING COMPANY DATED JULY 20, 1996
2. SURVEY OF PECAN BAYOU SUBDIVISION, HAHNVILLE, LOUISIANA, STAMPED PRELIMINARY, BY HAROLD J. FLYNN, DATED JANUARY 17, 1996
3. PECAN BAYOU SUBDIVISION, HAHNVILLE, BY COLLIER, DATED NOV. 23, 1962

There is no representation that of applicable servitudes and/or restrictions have been shown hereon. Any servitudes and/or restrictions shown on this plat are limited to those set forth in the description and/or information furnished the undersigned. A title or public record search for such information was not made by the undersigned on or after the date for this survey.

LICENSED

I certify that this plat represents an actual ground survey made by me, or by those under my direction, that no visible encroachments exist either way across the property lines except as shown hereon and that this survey and plat are in accordance with the adopted Louisiana Standards of Practice. This is a Class C Survey.

PROFESSIONAL LAND SURVEYOR

THE REVOCATION OF WALNUT STREET WEST OF OAK STREET AND RESUBDIVISION OF THE REVOCATED STREET, LOTS 5, 6 & 7, BLOCK 6, LOTS 1 THROUGH 6, BLOCK 8, PECAN BAYOU SUBDIVISION INTO **PARCEL B** PECAN BAYOU SUBDIVISION, ST CHARLES PARISH, LOUISIANA

DATE: 09/22/18	DRAWN BY: SMR	JOB NO. 18-0197	DRAWING NO. 180197-1
SCALE: 1" = 60'	CHECKED BY: JFR		



2018-0276

INTRODUCED BY: PAUL J. HOGAN, PE, COUNCILMAN-AT-LARGE, DIVISION B  
ORDINANCE NO. \_\_\_\_\_

An ordinance to amend the St. Charles Parish Subdivision Regulations of 1981, II. Subdivision Procedure to revise item G, Final Plat Requirements, to eliminate the requirement for copies of final plat and as-built plans on film reproducible material.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the Code of Ordinances, Appendix C. – St. Charles Parish Subdivision Regulations of 1981 is amended as follows with ~~text in strikethrough~~ deleted and underlined text added:

II. Subdivision Procedure.

G. Final Plat Requirements.

1. When Required. A formal Final Plat shall be required for all subdivisions where a formal Preliminary Plat has been required.
2. Mandatory Submission Requirements. The Final Plat shall conform to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The Final Plat shall be drawn in black, waterproof ink on ~~polyester base film or equal drawing material~~ #20 bond paper or equivalent. The scale shall be one (1) inch equals one hundred (100) feet. When required, the Final Plat may be on several sheets. The size of each sheet shall be twenty-four (24) by thirty-six (36) inches. If multiple sheets are required, an index sheet of the same dimensions shall be filed showing the entire subdivision on one (1) sheet; any such index sheet shall contain a north arrow, scale, and date. Five (5) such copies of the Final Plat shall be furnished with the submission.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

And the ordinance was declared adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: \_\_\_\_\_

SECRETARY: \_\_\_\_\_

DLVD/PARISH PRESIDENT: \_\_\_\_\_

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

PARISH PRESIDENT: \_\_\_\_\_

RETD/SECRETARY: \_\_\_\_\_

AT: \_\_\_\_\_ RECD BY: \_\_\_\_\_

**RECOMMENDATIONS AT A GLANCE**

PZO-2018-06 requested by Paul J. Hogan, PE, Councilman-At-Large, Div. B for an ordinance to amend the St. Charles Parish Subdivision Regulations to eliminate the requirement for final plats on film reproducible material.

**Planning Department Recommendation:**

Approval

**Planning Commission Recommendation:**

Approval