



# St. Charles Parish

## Supplemental Agenda

St. Charles Parish Courthouse  
15045 Highway 18  
P.O. Box 302  
Hahnville, LA 70057  
985-783-5000  
www.stcharlesparish-la.gov

### Parish Council

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

Monday, August 19, 2019

6:00 PM

Council Chambers, Courthouse

Final

### PLANNING AND ZONING PETITIONS

#### **S\* 1** 2019-0240

An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from R-1A to C-3 on a portion of Lot P4-A2-A as requested by Chase Oddo.

**Sponsors:**

Mr. Cochran and Department of Planning & Zoning

*Additional Data (Regular Agenda - Page 3)*

**Legislative History**

5/30/19	Department of Planning & Zoning	Received/Assigned PH
8/1/19	Department of Planning & Zoning	Recommended Denial to the Planning Commission
8/1/19	Planning Commission	Recommended Denial to the Parish Council
8/5/19	Parish President	Introduced
8/5/19	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

#### **S\* 5** 2019-0241

An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from R-1A(M) and C-3 to R-1M on Lot 3-B Coteau de France or Ranson Tract as requested by Thomas Leblanc & Diana Michel.

**Sponsors:**

Mr. Cochran and Department of Planning & Zoning

*Additional Data (Regular Agenda - Page 25)*

**Legislative History**

6/4/19	Department of Planning & Zoning	Received/Assigned PH
8/1/19	Department of Planning & Zoning	Recommended Approval to the Planning Commission
8/1/19	Planning Commission	Recommended Denial to the Parish Council
8/5/19	Parish President	Introduced
8/5/19	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

- S\* 8** 2019-0242 An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981 to change the zoning classification from C-3 to M-1 on Lot Z-1-B-1 and an unnamed portion of the John Lambert Tract as requested by Fairview Development, LLC.

**Sponsors:** Mr. Cochran and Department of Planning & Zoning

*Additional Data (Regular Agenda - Page 39)*

**Legislative History**

6/4/19	Department of Planning & Zoning	Received/Assigned PH
8/1/19	Department of Planning & Zoning	Recommended Approval to the Planning Commission
8/1/19	Planning Commission	Recommended Approval to the Parish Council
8/5/19	Parish President	Introduced
8/5/19	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

- S\* 10** 2019-0243 An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from C-3 to M-1 on portions of Tracts 1, 2, 3, and 4 of the John Lambert Tract, St. Rose (Proposed Lot 3A) as requested by Renton Properties, LLC.

**Sponsors:** Mr. Cochran and Department of Planning & Zoning

*Additional Data (Regular Agenda - Page 51)*

**Legislative History**

6/4/19	Department of Planning & Zoning	Received/Assigned PH
8/1/19	Department of Planning & Zoning	Recommended Approval to the Planning Commission
8/1/19	Planning Commission	Recommended Approval to the Parish Council
8/5/19	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council
8/5/19	Parish President	Introduced

- S\* 11** 2019-0244 An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from R-1A to R-2 on Lot D of a Subdivision of Lot 11 of Almedia Plantation, as requested by Mark Guidry.

**Sponsors:** Mr. Cochran and Department of Planning & Zoning

*Additional Data (Regular Agenda - Page 63)*

**Legislative History**

6/10/19	Department of Planning & Zoning	Received/Assigned PH
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8/1/19	Department of Planning & Zoning	Recommended Approval to the Planning Commission
8/1/19	Planning Commission	Recommended Approval to the Parish Council
8/5/19	Parish President	Introduced
8/5/19	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

**S\* 13 2019-0245**

An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981 to change the zoning classification from R-1A(M) to C-3 on Lot 11-B2 of Addition to Mosella Subdivision as requested by Dennis Dorsey.

**Sponsors:**

Mr. Cochran and Department of Planning & Zoning

*Additional Data (Regular Agenda - Page 74)*

**Legislative History**

6/4/19	Department of Planning & Zoning	Received/Assigned PH
8/1/19	Department of Planning & Zoning	Recommended Approval to the Planning Commission
8/1/19	Planning Commission	Recommended Approval to the Parish Council
8/5/19	Parish President	Introduced
8/5/19	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

## ORDINANCES / RESOLUTION SCHEDULED FOR PUBLIC HEARING (INTRODUCED AT PREVIOUS MEETING)

**S\* 14 2019-0238**

An ordinance to approve and authorize the execution of a 3-year Cooperative Endeavor Agreement with the Louisiana Department of Natural Resources (LDNR) for "St. Charles Parish Local Coastal Program Implementation."

**Sponsors:**

Mr. Cochran, Department of Planning & Zoning and Coastal Zone Management Section

*Additional Data (Regular Agenda - Page 108)*

**Legislative History**

8/5/19	Parish President	Introduced
8/5/19	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

## RESOLUTIONS

**S\* 18** 2019-0250

A resolution providing mandatory support for the Planning and Zoning Commission's approval for an accessory dwelling unit in an R-1B zoning district on Lot 1400-C, Ormond Country Club Estates, 97 Villere Drive, Destrehan as requested by Jia Min Wu.

**Sponsors:**

Mr. Cochran and Department of Planning & Zoning

*Additional Data (Regular Agenda - Page 155)*

**Legislative History**

7/3/19	Department of Planning & Zoning	Received/Assigned PH
8/1/19	Department of Planning & Zoning	Recommended Approval to the Planning Commission
8/1/19	Planning Commission	Recommended Approval to the Parish Council

**S\* 19** 2019-0251

A resolution providing supporting authorization to endorse waivers from the Subdivision Regulations of 1981 to allow a lot with no street frontage as well as a dead-end street with no cul-de-sac (Section III.B.3, Geometric Standards for Blocks, Arrangement); to allow a lot that does not meet the required width for a corner lot (Section III.C.1.a, Geometric Standards for Lots, Corner Lot); to allow lots that do not meet the required width for the C-2 & M-1 zoning districts (Section III.C.1.b, Geometric Standards for Lots, Width); to allow lots with side lines that are not radial to curved streets (Section III.C.2, Geometric Standards for Lots, Lot Lines) all as requested by 310 Equity, LLC.

**Sponsors:**

Mr. Cochran and Department of Planning & Zoning

*Additional Data (Regular Agenda - Page 165)*

**Legislative History**

6/4/19	Department of Planning & Zoning	Received/Assigned PH
8/1/19	Department of Planning & Zoning Approval with waivers.	Rcmnd'd Approval w/Stip. to the Planning Commission
8/1/19	Planning Commission Approval with waivers.	Rcmnd'd Approval w/Stip. to the Parish Council



**MEETINGS, ANNOUNCEMENTS, NOTICES, ETC.****S\* ANNOUNCEMENTS**

*ST. CHARLES REGISTRAR OF VOTERS OFFICE TO CONDUCT VOTER  
REGISTRATION WEEK: Wednesday, September 4, 2019, 9am – 1pm, East Regional  
Library, 160 W. Campus Drive, Destrehan; Thursday, September 5, 2019, 9am - 1pm,  
West Regional Library, 105 Lakewood Drive, Luling*

**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.**

Commissioner Frangella: Next on the agenda 2019-9-R requested by Chase Oddo for a change in zoning classification from R-1A to C-3 on Lot P4-A2-A, Pap's Place Subdivision 15717 River Road, Hahnville. Council District 1.

Mr. Welker: This is a rezoning request to rezone a portion of Lot P4-A2-A, municipal address 15717 River Road, Hahnville. The portion they would like to rezone is basically a driveway running on the side property and the rear metal building to C-3 in order to allow for a use going on there or was going on there. This came as a result of a complaint. The property has a single family residential house on a lot that doesn't have frontage on River Road but access through a servitude from the lot in front of it and there is a metal accessory building in the rear. The owner of the property and the resident starting running his mechanic shop out of the rear accessory building which isn't permitted in the zoning district and it's not something that can be reconciled with a home occupation so basically the only real path to try to do it is to try to rezone the property so that the use is actually permitted. The applicant has stopped after the department issued a Cease and Desist on the use since it's not permitted, they have stopped the use as they wait for this process to go through. The department does not find that the request meets any of the guidelines for rezoning, it doesn't further the St. Charles Parish Comprehensive Plan and would create a spot zone and split zone lot, it would be incompatible with the surrounding area, while there is some commercial in the area, most of that is sectioned off to River Road and runs along the highway, it usually doesn't extend back into the neighborhood. So you would have a C-3 use that could be permitted next to residences that back up to this property. So the department does not find it meets any of the guidelines and recommends denial.

Commissioner Frangella: Alright. Is the applicant here?

Hey, it's Chase Oddo, I'm the resident of that house. I would like to commercialize the garage in the back which is 2800 sq. ft. The access road goes along side of my house. Even if it doesn't get rezoned, or if it doesn't get approved to rezone for commercial, I would like to get it zoned for commercial to do my personal use out of the garage, on my vehicles I have that I fix in there, that would be going on, the 4-wheelers I have that I take to go 4-wheeling and something breaks and I fix in there.

Commissioner Frangella: Mr. Welker there is nothing to keep him from working on his own vehicles on his property would there?

Mr. Welker: No

Commissioner Frangella: Ok. Alright, thank you. Alright any questions for Mr. Oddo?

Commissioner Gordon: I have a question, what type of business were you running in your garage?

Mr. Oddo: A mechanic shop, automobile shop. I was repairing vehicles that would get dropped off as I worked during the day at Chrysler. In the meantime I work in there from 5 until 7, 7:30 repairing other people's vehicles and on the weekend, but if it does get rezoned and yall would like a mechanic shop there, I can run it during the day at appropriate hours.

Commissioner Galliano: How do you get rid of all the liquids from these vehicles?

Mr. Oddo: Right now I got 5 gallon buckets I pour it in and bring it to O'Reilly's, they dispose of the liquid and I get my buckets back. Obviously if it does turn into a mechanic shop I would need to buy container drums about 250 gallons and a secondary containment in case there's a leak in that drum to hold the oil or any fluids and there is a truck that can come by and suck the fluids out or I can keep putting them in 5 gallon buckets.

Commissioner Gordon: Do you have to be licensed to be able to do that? With the oil in the bucket and so forth?

Mr. Oddo: No ma'am. Also it will be Pro Star Auto and Diesel Repairs, the front yard is LLC to that name right now, that's how I was trying to run it. I will be respectful to neighbors and no noise will be going on pass business hours.

Commissioner Frangella: So would that just be Monday – Friday?

Mr. Oddo: And everything would be fenced it. Yes sir. Monday – Friday, 7-5, no Saturday's, no Sunday's

Commissioner Frangella: Ok.

Commissioner Gordon: So you're saying Monday – Friday no Saturday's or Sunday's so prior to the code call that was made, were you Sunday – Sunday or

Mr. Oddo: Yes before prior I was working on Saturday waking up at 9 until 5 or 6 and then I would be done, and Sunday's also I was working on them. I haven't been and I still wouldn't be too noisy, when I was operating it in the first place. And I feel like it would be convenient for St. Charles and Hahnville residents to not have to go so far to drop off their cars to a mechanic shop to repair them.

Commissioner Richard: Got a question for Marny. Marny can we put stipulations on how many vehicles he can have? Some of these balloon out of proportion like some of them behind areas, and they have so many vehicles waiting to get repaired and they got like 20 vehicles sitting on the property. Can we put a stipulation that you can only have a max of 5 and DEQ would regulate the oil storage and stuff like that? I know they do that, I mean they do that with my yard.

Ms. Stein: This is to rezone. Automotive sales and repair including body shops are permitted in the C-3 zoning district by right, so that means no conditions, no stipulations, no restrictions, if it gets permitted, it gets permitted.

Mr. Oddo: I will agree to respect to not exceed more than 15 vehicles, my garage can hold 10 cars comfortably

Mr. Richard: Yeah but what she's saying is even if you agree to it you can go back on it because once you're C-3 it's a done deal.

Mr. Oddo: I don't plan on making like a big dealership, this is a little, small, community mechanic shop. If it looks like it's going to get bigger, I do plan on moving towards a highway, more traffic and renting out or leasing a building if it exceeds to be too big.

Mr. Albert: To add on to this just to reinforce what was said and this is important, stipulations cannot go either way in this discussion, you can't request them and they can't be offered. The request for rezoning would enable anything on this property from manufacturing, I know we're talking vehicles sales, but manufacturing, truck terminals would be legal through this property, bottling works, plumbing shop, fabrication, parcel delivery, stables, animal hospitals, sheet metal shops, so an approval grants by right use for everything on the listed on pages 50-51 in your agenda, this is not a discussion about what the applicant wishes to do with his current business.

(unknown) I might also add that

Commissioner Frangella: State your name

I'm Attorney David Verisco on behalf of Mr. Chase Oddo. Even though the definition may have a broad expansion, we have no intent, that a lot of those provisions would never apply to what Chase is interested in doing.

Commissioner Frangella: The dilemma is that once it's changed, any of this can go to where if he decides to move to another place, sell it, the zoning is there and they don't have to come before anybody and they can just change it, so that's the big dilemma there.

Mr. Verisco: I appreciate that.

Commissioner Frangella: and he may have a good intent but the next person that comes along may have a different use for it.

Mr. Oddo: Can I add in there, is there a way that we can make a contract agreement to say if I do move, I'd get it rezoned to R-1A before selling.

Commissioner Frangella: No, there's nothing in there that would be binding, somebody could just go and buy it and if they're looking at it they are going to look to see that it's C-3, that's what they're going to want, so any other questions for the applicant? Thank you Mr. Oddo. We're going to open public hearing for 2019-9-R, anybody here to speak for or against? State your name and address for the record.

My name is Lynette Tamplain, my address is 128 Elm St., Hahnville, La. 70057. In response to 2019-9-R request for Mr. Chase Oddo for a change in zoning classification. I am in objection to the proposed change, I'm the neighbor located close to the back of the property, his shed is about 30-40 ft. away from my bedroom window. The activity that would be allowed to occur, a rezone would be in my back yard viewing and hearing and within 50 ft. of my bedroom. The activities that are occurring at this time are already causing me a disruption. I bought my place because I wanted a quiet place to sleep and that's not happening. Most of the time I do get to sleep after 9:30, but most of the time I also have to get up at 5:00 in the morning and I have heard motors revving at 9:30 at night, it's not a constant occurrence but it has occurred. The location was quiet. I see a total lack of concern for other people's property because both of the, well one of the fences that came down was his and the other was an AT&T fence. The AT&T company did have a fence around a huge generator that they have behind their building that I felt was the fence was there to protect the public, it's not there anymore and I can't say that I saw Mr. Oddo take it down but I do believe that's what happened. There's debris that's been thrown onto the AT&T property since the removal of the fence, there's also wood pallets put there. The fence that was taken down was thrown into a huge pile in disarray and some of them was hanging over my property. I think some of you have gotten my email with the pictures. On a daily basis there's been cars and trucks coming and going at all times. On several occasions I've been awakened, I said that already, along with loud noise, engines, sometimes they're yelling obscenities coming from the property, it's probably going to happen regardless if we have a business and sometimes there's music that blares so loud that I can hear it over my television, it's not all the time, just sometimes. And then there are tires, tires are beginning to appear on the side of the shed

Commissioner Frangella: Ms. Tamplain your time is up.

Ms. Tamplain: Ok thank you

Commissioner Frangella: Thank you very much.

Ms. Tamplain: I oppose.

Commissioner Frangella: Anybody else here to speak for or against?

Good afternoon, Stanley Wadja, 180 Elm St. I spoke with Mr. Chad on this before he moved here, we had another gentleman who built this property and he was back there doing a lot of work, a lot of complaints came up. I'm glad they mentioned this C-3, one of my questions is that a state law or parish law on the C-3?

Mr. Albert: How do you mean?

Mr. Wadja: With the restrictions, is that something, let me finish and then we can have a discussion. I went talk to him, he's in agreement personally, he's going to put a fence up because the neighbor that lives next door, I know them, they're going to have a fence in that area, he has vehicles on the property which is his property. This gentleman can go

and work on his personal stuff until he gets the police called for disturbing the peace. He did go out there, the previous person that was there working on semi's and trucks there at 10, 11 o'clock at night and I only live about 150 ft. down the street. There is an AT&T building adjacent to his plus the neighbor that just got up her and spoke about it. I hear more traffic, more radio, more tires burning coming down my street from people going to the convenience store and gas station than I hear him back there working. He did say, he brought up the question about the oil, it does have to be contained, it has to be inside of a wall and if there's complaints about it DEQ comes out and starts issuing their findings, they probably only check if they get a complaint. He is going to build a fence around his property, that's what he told me but after tonight, listening, anybody can come in there and do that. I support it, small business, 1 child, young man trying to make a name for himself, it's getting real hard up on the highway to rent property and so he's trying to bring small business into Hahnville, that's a tax base for the parish also at the same time because he will have to register all of his tax sales. I don't know if there are any other complaints made. I support this gentleman, I come from 30 years of mechanic work and I know where he's coming from and where he needs to start. Back to my question is that a state law or parish law where you can't add.

Mr. Albert: I would say that it's an aspect of state law but it is a long standing providence of zoning that rezonings cannot be conditioned. Zonings enable by right uses for property meaning if you have the zoning for a piece of ground you can do what you want to do within that list of things

Mr. Wadja: My question would be if it went to the Council to see about it, they can add amendments to this

Mr. Albert: They cannot

Mr. Wadja: They cannot by law

Mr. Albert: They cannot by law. The process you're talking about is called a special permit use and it is not an eligible application for what he's trying to do.

Mr. Wadja: Like I said ladies and gentlemen I support this and I support small business in St. Charles Parish.

Commissioner Frangella: Thank you. Anyone else here to speak for or against 2019-9-R?

I'm Jacqueline Rasoly, I oppose of this going on, the noise having to be there but the elderly people, I oppose it, I'm sorry, I'm from Destrehan, I will stand up with this lady, I don't know this lady but I know when you're an elderly person, you have respect for them, noise, cursing everything. I know because I'm going through it, so I oppose it.

Commissioner Frangella: Thank you. Anyone else here to speak for or against? Seeing none, close the public hearing. Anybody have anything to say? Commissioners?

Commissioner Gordon: I do. This is in my district and I do understand what the gentleman wants to do with his property but he did mention about if he gets any larger that his company may expand out a little further more and if he were to sell his property, it's more than just the car company that can come there, it can be any other business that can come there, so I am not in favor of this. Thank you.

Commissioner Frangella: Anyone else? Call for the vote.

YEAS: None

NAYS: Gordon, Petit, Granier, Richard, Dunn, Frangella, Galliano

ABSENT: None

Commissioner Frangella: That fails with Gordon, Petit, Granier, Richard, Dunn, Frangella, Galliano voting against, it goes to the Parish Council on August 19<sup>th</sup>.

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Commissioner Frangella: Next item 2019-8-R requested by Thomas LeBlanc/Diana Michel for a change in zoning classification from C-3 and R-1A(M) to R-1M at Lot 3-B, Coteau de France 17344 Highway 90, Des Allemands. Council District 4.

Mr. Welker: This is a request to change the zoning on a piece of property from R-1A(M) and C-3 to R-1M which is a zoning district that permits RV parks and mobile home parks. The department finds the request does meet the second guideline for rezoning. The C-3 zoning does not allow for reasonable use of the property because most of the C-3 uses generate high volumes of trips and require convenient access to the highway. While this property may be right on the highway with the roadway that takes people under the bridge right there, there really isn't a great access point for any kind of high volume commercial use. An RV park generally doesn't generate the traffic volumes of the typical commercial uses in the C-3 zoning district. Entry and exit from this site with RV's and trailers would need to be carefully designed because the same access constraints that may make C-3 uses unlikely to develop could have issues with the RV's going in and out of the site. The department does feel like Dan's Lane should not be considered as an access point for anything that may develop there, for an RV park that may develop there. The site is more than 3 acres so approval does require an amendment to the future land use map to manufactured home/recreational vehicle park. The department does recommend approval based on meeting the second guideline for rezoning.

Commissioner Frangella: Ok, Ms. Stein.

Ms. Stein: I did want to say I spoke to the applicant at length this afternoon and he's got a couple of things that popped up and is also working with DOTD to try to understand the access to the property, it's not going super well, so he indicated that he was not likely to show up tonight and asked us if we would postpone it. I explained to him that we might have people here and that's the Commission's choice if they hear it or not.

Mr. Albert: Mr. Chairman it might be advisable to see a show of hands on anyone who's here to speak on this and give them the opportunity.

Commissioner Frangella: Ok, seeing so I guess we'll open. For clarification we'll let them speak but postpone it? We let them speak for the record

Mr. Albert: You can let them speak for the record, you can choose to take final action on this tonight, you can choose to postpone it in accordance with the applicant's wishes, it is your prerogative.

Commissioner Frangella: Alright. Ok, we're going to open public hearing for 2019-8-R, anyone here to speak for or against, please come forward. State your name and address for the record please.

I'm Thelma Leehans, I live at 4405 Hwy. 306, Bayou Gauche, but my house I have my grandchildren in is at 106 Dan's Lane, the last house that butts against the property. I bought this piece of property for them to be safe, there's nothing there that can harm them. An RV park will not be safe because we have transients in and out of RV parks and the property butts up against my property, it sits about 30 ft. from my house. I am totally opposed to this and I would like it to be on record that I am opposed to this. Thank you.

Commissioner Frangella: Thank you ma'am.

Hi my name is Rebecca Dufrene, I live at 17395 Hwy. 631, Des Allemands, 70030 and this property is my back yard, more or less it backs up to my property. We live in a very quiet neighborhood with a lot of single family dwellings, if a trailer park were to be built there, it would lower the values of our homes and create a lot more traffic and definitely increase the noise level. This property also not only butts up to my back yard, it also butts up to the playground in Des Allemands, so the property bordering the playground, I have a special needs daughter who's very friendly, trusting and sociable, I feel having a trailer RV park with strangers coming and going, this could be a danger to the children

in the area. I realize fences can be built, but fences can be broken and climbed also. The RV park would definitely increase traffic, noise and possibly accidents. I'm asking you all to please stop this from happening and thank you for your time. I'm definitely opposed.

Commissioner Frangella: Once again, open hearing for 2019-8-R

Evening, Billy Woodruff, 615 Down the Bayou Road in Des Allemands. I'd like to speak to you tonight both as councilman and a resident. I live in that neighborhood also. I feel it's not a good idea to put something like that there first of all, the keepers can't make it under the bridge on Twin Bridge Road, out the question, can't handle it. You can't come in from Dan's Lane, also it's right up next to the playground, we got kids out there, we got ladies out there walking on the walking track, you never know what you're going to get, a lot of these construction guys hey they're good guys, I've worked with a lot of them, they're good people some of them, but every now and then you get one of these pedophiles or freaks in here and all it's going to take is for one of them to grab a kid or one of these women walking on the track and then we got something we don't want to deal with. So I'm asking you not to consider this and also I'd like to read something where even Planning and Zoning's report says the area is largely single family residential with very limited access because of Hwy. 90, the divided cut in the median area is unlikely to be permitted so close to the Des Allemands bridge where the traffic volume and speeds are high. It also says in the report the C-3 uses require highway access, access constraints in the area and has encouraged the residential land use pattern which make it unreasonable to expect highway commercial uses to develop. The uses would be incompatible with the adjacent single family neighborhood especially if the site is developed and accessed from Dan's Lane, this is in their report. So I would say both as a councilman and a resident I would ask that you vote this down. Thank you.

Commissioner Frangella: Alright thank you, anyone else here to speak for or against?

Debra Fonseca, 17394 Hwy. 631, I'm definitely against this. Thank you.

Chris Beckemeyer, 17311 Hwy 631 in Des Allemands. Currently we fought for a while to get a street relatively close to that location and as Billy stated, there's no way that that's even a possibility that they can take those RV's anywhere close to those underpasses. What's also not said is that the sanitary sewer line that's going to be required for an RV park, it's going to be relatively substantial. So are they going to be having some sort of pump system going into city sewer that's going to put a big strain on the rest of the parish that when we have a big storm, our sanitary lines are already having problems keeping up. I'm also very opposed to this. Thank you.

I'm Nicky Beckemeyer, I live at 17311 Hwy 631, Des Allemands. I've lived in Des Allemands all my life, I've seen businesses come and go, I've seen trailer parks come and go. One thing I do remember very fondly when the Dufrene's had their trailer park, there was a lot of trouble in the area, I was a young child growing up there at the time and my parents had to watch us when we were in the yard. I know almost every single person that lives in Des Allemands, it's not a question if my kids can go outside and play and I have to worry about them because we all know each other. This is just something that we do not want in Des Allemands.

Commissioner Frangella: Thank you. Anyone else to speak for or against 2019-8-R? With that public hearing is closed. Any comments?

Commissioner Richard: This is my area and I oppose it also for the highway access and for the local area, so I'm voting nay on this item. Thank you.

Commissioner Frangella: Anyone else? Discussion is closed, call for the vote, does anyone want to postpone per the wishes of the applicant?

Mr. Albert: I would ask for a motion and see what the Commission says

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Commissioner Frangella: Do we have a motion?

Commissioner Granier: I make a motion that we go forward with it tonight.

Commissioner Galliano: Second

Commissioner Frangella: Alright go ahead and vote. I voted wrong.

Mr. Albert: Correct it and state it for the record what your vote is.

Commissioner Frangella: He said to vote for it to go forward with it tonight. Right?

Mr. Albert: Can I interpret it to say that you said to call for the vote?

Commissioner Granier: right.

Commissioner Frangella: Because what I heard was to go forward with it tonight, so I voted yea to go forward.

Mr. Albert: I don't think that was a valid motion type to make.

Commissioner Frangella: Ok, it was confusing.

Mr. Albert: I would recommend rescind the vote and revote. Make a motion to rescind the vote and everyone would vote in approval of this.

Commissioner Galliano: Motion to rescind the vote

Commissioner Granier: Second.

Commissioner Frangella: Call for the vote.

YEAS: Gordon, Petit, Granier, Richard, Dunn, Frangella, Galliano  
NAYS: None  
ABSENT: None

Mr. Albert: then ask for another motion to call for the vote.

Commissioner Frangella: Ask for a motion to call for the vote.

Commissioner Granier: I would like to make a motion to call for the vote tonight for this proposition. How's that?

Mr. Albert: To take action on it tonight.

Commissioner Frangella: To take action on it tonight. So nay we do not take action, yea we take action

Mr. Albert: You do not need to do any of that, you're calling for the vote yea or nay.

Commissioner Frangella: Ok, that's why I'm confused. Got it, cast your vote.

YEAS: None  
NAYS: Gordon, Petit, Granier, Richard, Dunn, Frangella, Galliano  
ABSENT: None

Commissioner Frangella: Motion fails

Ms. Stein: Mr. Chair you may want to mention this moves forward to Council for final decision on August 19<sup>th</sup> unless we hear from the applicant to withdraw.

Commissioner Frangella: Ok, it will go before the Council.

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Commissioner Frangella: Next up 2019-11-R requested by Fairview Development, LLC for a change in zoning classification from C-3 to M-1 on Lot Z-1-B-1 and an unnamed portion of the John Lambert Tract, St. Rose. Council District 5.

Mr. Welker: This is a rezoning request on the property you just mentioned from C-3 Highway Commercial to M-1 Light Industrial. The request meets the second and third guidelines for rezoning. C-3 doesn't appear to be a reasonable use for the property, this site is tucked away, it's a literal corner of St. Rose where there's really no highway commercial traffic that could support any commercial development. So meeting the second and third guideline for rezoning the department does recommend approval because the owners of adjacent properties are also requesting rezone to M-1, staff does recommend amending the future land use map to be more consistent with what the zoning could be. The department recommends approval.

Commissioner Frangella: Is the applicant here? I'm here, to make it worse I got here for 6 o'clock and found out it was for 7. Good evening, my name is Joey Murray, 13760 River Road in Destrehan, I'm here representing Fairfield Development for Mr. Lester Haydel who couldn't be here this evening. This is a piece of property that is adjacent to an adjoining piece that was supposed to be part of our application for the Eddie Renton parcel that was done a couple of months ago for the expansion of the ModSpace development in St. Rose. So they catch everything back up, we have this piece of legislation before you for the rezoning and right behind this we have another one for Mr. Renton which we had left off of the previous application. I'm here to answer any questions that you may have for them.

Commissioner Frangella: Any questions?

Commissioner Dunn: Mr. Murray the only question I have is I have concerns about the drainage and I know it's kind of, I went along the tracks there in between the properties and I saw where the railroad had some culverts that were going underneath. By Turtle Pond they have 2 of the culverts that are going underneath that are metaled off and I'm assuming that they did that because of maybe some flooding at one time to Turtle Pond in that area.

Mr. Murray: I can't answer to the work that's being done by Public Works in that section dealing with those pump stations.

Commissioner Dunn: Right. That's not what I'm concerned with, as they start clearing that area out, there's natural waterways, drainage that go through there, they're being covered up and the only concern I have is that during this stage, there's no flooding that occurs to the houses that are in front of all of that. So I'm not sure through the planning that yall do, that maybe yall can try to do some type of drainage that will take that water and disperse it so that the neighborhoods don't get flooded.

Mr. Murray: The property that was rezoned a couple of months ago which is to the south of this subject property being discussed today that empties into a different waterway and is separate drainage all together. However, the work that they're doing there will be subject to permits that they have to get through Public Works so they're going to watch that very closely to make sure that any permitted work that they do is going to be in conformance with the drainage requirements of St. Charles Parish.

Commissioner Dunn: Thank you Mr. Murray.

Commissioner Frangella: Ok we're going to open the public hearing for 2019-11-R anyone here to speak in favor or against, come forward. Seeing none, close the public hearing. Any comments from the Commission? Questions? Call for the vote.

YEAS: Gordon, Petit, Granier, Richard, Dunn, Frangella, Galliano  
NAYS: None  
ABSENT: None

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Commissioner Frangella: That passes unanimously. That will go to the Council on the 19<sup>th</sup>.

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Commissioner Frangella: Next up 2019-12-R requested by Renton Properties, LLC for a change in zoning classification from C-3 to M-1 of portions of Lots 1, 2, 3 and 4 of the John Lambert Tract, St. Rose. Council District 5.

Mr. Welker: This is a rezoning for the property that is immediately adjacent to the property that yall just heard from C-3 to M-1. For the same reasons the request meets the second and third guidelines for rezoning as the C-3 zoning district isn't very reasonable given the remote, tucked away location of this property. The site is more than 3 acres so approval requires an amendment to the Future Land Use Map and the department recommends approval.

Commissioner Frangella: Alright is the applicant present?

Yes sir, Joey Murray, Murray Architect, 13760 River Road, Destrehan. I'm here for Mr. Eddie Renton of Renton Properties and again for the reasons stated before this is a follow up piece of legislation to include the property he had rezoned to the south of that to be the same classification of zoning of M-1. If you have any questions I'll be happy to answer them on his behalf. Thank you.

Commissioner Frangella: Any questions? Thank you Mr. Murray. Open public hearing for 2019-12-R, anyone here to speak for or against? Seeing none, the public hearing is closed. Any questions or comments from the Commission? Call for the vote.

YEAS: Gordon, Petit, Granier, Richard, Dunn, Frangella, Galliano  
NAYS: None  
ABSENT: None

Commissioner Frangella: That passes unanimously and that will also be heard by the Council on the August 19<sup>th</sup>.

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Commissioner Frangella: Next 2019-13-R requested by Mark Guidry for a change in zoning classification R-1A to R-2 on Lot D, Almedia or Patterson Plantation Subdivision 140 Almedia Rd., St. Rose Council District 5.

Mr. Welker: This is a request to rezone the property at 140 Almedia Road in St. Rose from R-1A single family residential to 2 family residential. The lot currently exceeds the requirement for a single family zoning district and if it were to be rezoned to R-2 it is large enough to accommodate, meet the minimum requirements with the square footage and square feet per family for the R-2 zoning district. We find the request meets the third guideline for rezoning, a duplex on this large lot would be incompatible with the surrounding neighborhood given that mostly a mix of different uses. Almedia Road itself has been undergoing several rezonings further up, kind of transitioning more to an industrial M-1 type of corridor. On this end you have the remaining commercial across from some remaining residential. The commercial is more neighborhood based, there are small units, restaurants, a gym, there's the retail store across the street, so given the changes and the different uses in the area we feel a change to allow for a denser housing, more people to support the commercial could be appropriate and it is less than 3 acres, it does not require a change to the Future Land Use Map and the department recommends approval.

Commissioner Frangella: Is the applicant here?

Good evening, I'm Mark Guidry, I live at 140 Almedia Road and I'm trying to build us a duplex there. At the moment it's a trailer house so it would actually improve the property

Commissioner Frangella: Ok any questions? No? Thank you Mr. Guidry. Open public hearing for 2019-13-R anyone here to speak for or against?

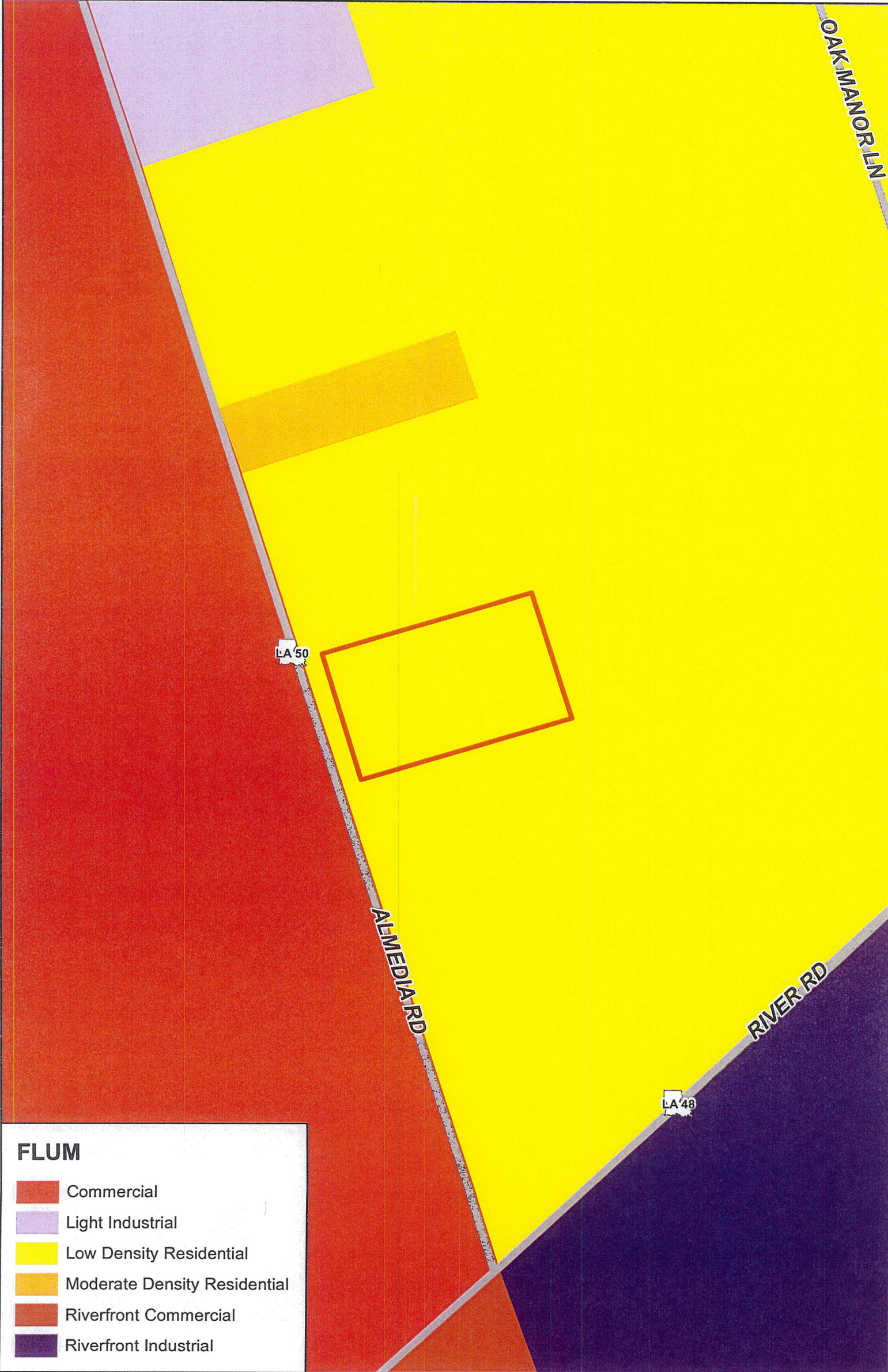
I'm Robin Gibbs, I am Mark's wife, I'm speaking for. We're trying to improve and consolidate. We want to build a double, live on one side and rent the other side out as opposed to a mobile home, so I'm for it.

Commissioner Frangella: Thank you, anyone else here to speak for or against? Seeing none public hearing is closed. Any questions, comments from the Commissioners? Alright, call for the vote.

YEAS: Gordon, Petit, Granier, Richard, Dunn, Frangella, Galliano  
NAYS: None  
ABSENT: None

Commissioner Frangella: That passes unanimous and that will go to the Council on the 19<sup>th</sup>.







Commissioner Frangella: Next up 2019-10-R requested by Dennis Dorsey for a change in zoning classification from R-1A(M) to C-3 on proposed Lot 11-B2, Addition to Mosella Subd. Boutte. Council District 4.

Mr. Welker: This is essentially having to deal with the same property, it excludes the lots that would house the single family residences on Old Spanish Trail, it's for the wooded property that has frontage on Hwy. 90 that would be created out of the resubdivision yall just heard. The request is to change the zoning from R-1A(M) to C-3 Highway Commercial. The request meets the second guideline for rezoning as a change to commercial will be more consistent with the established land use pattern on this stretch of Hwy. 90, the existing R-1A(M) zoning only permits single family dwellings which wouldn't be reasonable or appropriate on this portion of the highway. If the rezoning is approved the area is below the 3 acres threshold for acquiring an amendment to the Future Land Use Map, however after reviewing whether the future land use designation is wetland and we intend to review whether or not if that's a reasonable future land use recommendation for this space. The department recommends approval.

Commissioner Frangella: Ok is the applicant present and wishes to speak?

(Lloyd Frickey): Yes sir we're back again. I just want to point out tonight I think we've had some issues that's come up on Hwy. 90 about rezoning to C-3 which happened in Des Allemands where we live and this right here, I've been in the real estate business for 40 years and what I see happening is that the move is from Boutte going west. We've already experienced that with Bent RV, we've already had quite a bit of interest in the property there on this Hwy. 90 corridor, so my client feels that by doing this, it would be something into commerce and with the excellent place fronting US Hwy. 90 on the westbound side. So we ask tonight that you go ahead and approve this into C-3 zone and of course if you're going to ask me what the plans for this, the plan is just that it's going to be set for retail sale, it's not to build any buildings, it's not doing any of that, my client is just wanting to subdivide his property, get the proper zoning along Hwy. 90 and get the property on the market to sell that and go on to Plan B. Thank you.

Commissioner Frangella: Alright thank you Mr. Frickey. Any members got any questions? Thank you Mr. Frickey

Mr. Frickey: That's easy now, no questions, comments or remarks, I like that. What happened to Mr. Booth? He's not here, he retired? My goodness I hadn't seen him in a long time.

Commissioner Frangella: We're on opening for 2019-10-R, anyone here to speak for or against please come forward.

I'm Joey Murray, Fairfield Development, wrong one? I'm sorry.

Commissioner Frangella: This is for anyone to speak on the case before. I like you trying to get us out of here and get it going a little bit, but is there anyone here to speak for or against 2019-10-R? Seeing none, the public hearing is closed, any comments?

Commissioner Granier: This was advertised that this was going to be rezoned to the residents that back up to this property, I'm just asking a question.

Ms. Stein: They were actually subject to the application before

Commissioner Frangella: Call for the vote.

YEAS: Gordon, Petit, Granier, Richard, Dunn, Frangella, Galliano

NAYS: None

ABSENT: None

Commissioner Frangella: That passes unanimously and goes to the Council on August 19<sup>th</sup>.

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Appendix B  
MONITORING REPORT

Date: \_\_\_\_\_

Contracting Party: St. Charles Parish LaGov No. 2000426714

Project Title: “St. Charles Parish Local Coastal Program Implementation”

Invoice No. \_\_\_\_\_ Invoice Amount: \_\_\_\_\_

Total Contract Amount: \$ \_\_\_\_\_ Balance: \$ \_\_\_\_\_

Total invoiced to date: \$ \_\_\_\_\_

- I. WORK COMPLETED TO DATE (ACCORDING TO TYPE CONTRACT):
  - A. Percentage of work completed [include percentage completed and/or milestones accomplished (give dates)].
  - B. Hourly (include services performed and number of hours worked).
  - C. Scope of Services Outlined by Tasks (include tasks completed or portion of task completed to date).
  - D. Actual Costs Incurred
  - E. Fee Schedule
  
- II. FOR EACH PROJECT A NARRATIVE OF IMPLEMENTATION PROGRESS INCLUDING:
  - A. Tasks and/or milestones accomplished (give dates)
  
  
  
  
  
  
  
  
  
  
  - B. Tasks and/or milestones not accomplished with explanation or assessment of:
    - 1. Nature of problems encountered:

- 2. Remedial action taken or planned:
- 3. Whether minimum criteria for measure can still be met:
- 4. Likely impact upon achievement:

III. DELIVERABLES

IV. OTHER DISCUSSIONS OF SPECIAL NOTE

Contracting Party \_\_\_\_\_ Date \_\_\_\_\_

Approval \_\_\_\_\_ Date \_\_\_\_\_

Jon Truxillo, Project Manager



APPENDIX C

MAIL TO: Department of Natural Resources  
Office of Coastal Management  
P.O. Box 44487  
Baton Rouge, LA 70804-4487

REQUISITION FOR PAYMENT

CONTRACTING PARTY St. Charles Parish

LaGov No. 2000426714

PROJECT NAME “St. Charles Parish Local Coastal Program Implementation”

REQUISITION PERIOD \_\_\_\_\_ ESTIMATE NO. \_\_\_\_\_

TOTAL AMOUNT AUTHORIZED \_\_\_\_\_ ESTIMATED % COMPLETE \_\_\_\_\_

BUDGET ITEMS	TOTAL AUTHORIZED AMOUNT	PREVIOUS REQUESTS	AMOUNT DUE THIS ESTIMATE	CUMULATIVE TO DATE
TOTAL	\$	\$	\$	\$

I certify that charges reflected are supported by the attached cost documentation which is available in the Contracting Party’s and contractor’s records.

I certify that the above statement is just and correct and payment has not been received.

\_\_\_\_\_  
SIGNATURE OF CONTRACTING  
PARTY REPRESENTATIVE

APPROVED: \_\_\_\_\_  
JON TRUXILLO, DNR PROJECT MANAGER

LaGov No. 2000426714

## APPENDIX D

MAIL TO: Department of Natural Resources  
Office of Coastal Management  
P.O. Box 44487  
Baton Rouge, LA 70804-4487

## CASH OR IN-KIND CONTRIBUTION REPORT

LaGov No. 2000358001

PROJECT NAME “St. Charles Parish Local Coastal Program Implementation”

REQUISITION PERIOD \_\_\_\_\_ ESTIMATE NO. \_\_\_\_\_

BUDGET ITEMS	TOTAL AUTHORIZED AMOUNT	PREVIOUS REQUESTS	AMOUNT DUE THIS ESTIMATE	CUMULATIVE TO DATE
TOTAL	\$	\$	\$	\$

APPROVED BY \_\_\_\_\_

DATE \_\_\_\_\_

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TITLE \_\_\_\_\_

St. Charles Parish

Planning Board of Commissioners  
Minutes

August 1, 2019

Commissioner Frangella: Next item is 2019-9-SPU requested by Jia Min Wu for an accessory dwelling unit at 97 Villere Dr., Destrehan. Zoning District R-1B. Council District 3.

Mr. Welker: This is a special permit for an accessory dwelling unit at 97 Villere Drive in Destrehan. A site built single family house exists at the site and the ADU is proposed as a separate detached structure. The 655 sq. ft. accessory dwelling unit would consist of 1 bedroom and is shown outfitted with the facilities which would allow a resident to live independently from the primary dwelling. The site plan shows the ADU meets the general requirements for accessory structures and specific requirements for ADU's. All criteria for the evaluation of special permits are met and the department recommends approval.

Commissioner Frangella: Is the applicant here?

Good evening, I'm John Campo, Architect, 105 Ducayet Drive, Destrehan. I'm here representing the owner, Jasmine Wu, who is running her restaurant on a busy Thursday night. This is a brand new house she's bought, hasn't even moved in yet. She would like to put her mom in this accessory dwelling unit along with some pets, rather than into the new house. Her future plans are to have a pool back there and this would convert into a pool house structure/ a cabana. So we've met the requirements that are set forth for the classic accessory dwelling unit and we ask that you approve that.

Commissioner Frangella: Any questions?

Commissioner Granier: You're saying her mother and some guests?

Mr. Campo: Cats

Commissioner Granier: Oh cats.

Mr. Campo: I guess what I meant to say was not in my house, not in my new house.

Commissioner Frangella: Ok, alright, thank you. Open public hearing for 2019-9-SPU is there anyone here to speak for or against? Seeing none, close the public hearing, any questions or comments?

Commissioner Granier: So for an ADU is there a limit to guests?

Ms. Stein: Like cat guests?

Commissioner Granier: No 2 legged ones

Ms. Stein: No really no we don't specify who can be in it or not in it.

Commissioner Frangella: Is that it?

Commissioner Granier: That's it, I'm good. Thank you.

Commissioner Frangella: Ok if there are no other questions I guess we'll call for the vote.

YEAS: Gordon, Petit, Granier, Richard, Dunn, Frangella, Galliano  
NAYS: None  
ABSENT: None

Commissioner Frangella: And that passes unanimously. It will go to the Council on the 19<sup>th</sup>.

Commissioner Frangella: Next up 2019-8-MAJ requested by 310 Equity, LLC for Preliminary Plat approval of Saints Place a 58 lot major subdivision in Destrehan. Zoning District C-2/M-1. Council District 2

Mr. Welker: The applicant requests preliminary plat approval for a 58 lot subdivision in an area that's zoned both C-2 and M-1. One of the proposed lots is an irregular shaped lot which will be the remainder of this one large parcel. Representatives of the developers indicate that 2 non-conforming lots are intended for special uses, that's Parcel A, a lot with no frontage, it's 50 ft. and it's intended for drainage and Parcel B a lot that does not meet the area requirements for the zoning district, this is intended for kind of landscaped space with signage. The other 55 proposed lots meet the required width and area for the C-2 zoning district. The subdivision is within the former Pan American Southern Refinery site. The refinery operated from the early 1900's until it was dismantled in 1958. Plantation Business Campus purchased the site in the early 1970's and redeveloped a portion of the refinery as Plantation Business Campus. The majority of the refinery site has been reviewed by LADEQ remediation services division and determined to be ready for reuse. This subdivision is in site AOI-2 which has no use limitations so it can be used for anything. The developer submitted a preliminary plat on June 4<sup>th</sup>, received comments and submitted a revised preliminary plat in July. At the time of writing this report, staff were waiting for determination from LADOTD whether a traffic study was required and your report does say that we're waiting for something on wastewater about sewer capacity, we have received information from them stating that the capacity is there. The following additional submission requirements remain outstanding, the preliminary stormwater pollution prevention plan which is something that we need along with as part of the preliminary plat process. The preliminary plat does not meet the following geometric standards, Parcels A and B and Lots 33, 34, 35, 36, 53 and 54 do not meet the required width for the zoning district. The department has no objection to waiving the geometric standards for these lots as they are not intended to be developed with C-2 or M-1 uses. Side lot lines, all side lot lines shall be at right angles to straight street lines or radial to curved street lines unless a variation is approved in writing by the Commission. Dividing lines are not where some of the lot lines around the cul de sacs are perfectly radial to the street, this is between Lots 22 & 24, 25 & 26, 45 & 46. Permanent dead end streets shall have a turning circle or cul de sac at the street terminus with a minimum right of way radius of 60 ft. The terminus of St. Thomas Street which is shown to be a dead end at this time does not have this turning circle. So the department does recommend approval upon submission of a preliminary stormwater prevention plan, compliance with DOTD requirements and a revised plat that complies with the geometric standards for lots and dead ends streets or a waiver from the requirements.

Commissioner Frangella: Alright is the applicant here?

Yes sir. Joey Murray with Murray Architects, 13760 River Road, Destrehan. This is a preliminary application and a couple of things I want to point out is in typical subdivisions where you have a cul de sac at the end, you'll see some pie shaped lots and what not and a lot of times it's not conducive of good use of the property, you'll have houses that get sited on that lot and you'll have these angled lots to go through to meet the criteria the parish set forth and that's for these lots to meet a certain geometry that they call for. We find better use in the land and we show it laid out so that the house can be sited and they can have the proper side yards and it just looks better and the people who live there will have a better feel for what their house is once it's sited there. The area to the left of the drawing that you see there, it's part of the drainage area that's going to be used for drainage along I-310, so it doesn't meet those certain requirements but it's not going to be a lot for sale, it's going to be a lot when we come back with construction drawings and typically what we do is we do preliminary plat and construction all at the same time so we would already have answered the questions before you but they asked that we do it in a two step process so we can get preliminary geometry approved and then the construction which we're fine doing it because that's what we have today. We're going to answer some of the questions that came up and we're going to show you what we actually dedicated to the parish for the drainage and those are the things being worked on right now with Public Works and how that is going to work. Also there is some development to the north of that that's ongoing with the

study and the construction drawing, we're either going to provide a temporary turning radius at the end of St. Thomas St. so that you can have a turning circle so you can get out if need be but again that will be done in the construction phase. If you have any other questions that I can speak to I would be happy to do that.

Commissioner Frangella: Any questions?

Commissioner Richard: This subdivision is going to have gas? You know I'm going to be hard on you on that one.

Mr. Murray: this subdivision is going to have gas. This developer is different from the developer that I represented before, it's his intention that he's putting gas in there, he has some of the people who want to move there have already stated that, there will be electric and gas included in the preliminary work that's being done so people and buy the lots and have their gas service the immediate next day.

Commissioner Petit: Question on the south side of the property between the commercial building to the south, is there a buffer there or what's the spacing?

Mr. Murray: There is not a buffer there but if you'll notice, if I can point out, you see the commercial space has a little diagonal job in it, I can't read the lot numbers but, the lots to the left there's 1, 2, 3, those are deeper than the other ones so the developer intends on those lots to actually install planting that is going to give a natural buffer between the properties and the first 4 lots that are against the existing building there itself, they're doing 2 things, they're putting a solid 7 ft. wood fence that's going to go there and in front of the wood fence they're putting the same greenery they're going to plant to put a buffer between the residential and the commercial use.

Commissioner Frangella: Anymore questions? Thank you Mr. Murray.

Mr. Murray: I do want to point out that we did submit the MS-4 and it has been accepted and that was completed, I don't know if you got a copy of that, that has been done. Thank you.

Commissioner Frangella: Open public hearing for 2019-8-MAJ anybody here to speak for or against? Seeing none, any comments from the Commissioners? Call for the vote.

YEAS: Gordon, Petit, Granier, Richard, Dunn, Frangella, Galliano  
NAYS: None  
ABSENT: None

Commissioner Frangella: That passes unanimous and that will go to the Council on the 19<sup>th</sup>