

CALL TO ORDER
PLEDGE OF ALLEGIANCE

MEMBERS PRESENT: James Robert, Ernest Eusea, Olivia Tate, Katina Summers, Vicki Carter
MEMBERS ABSENT: Dwayne Harris, Webb Jay
ALSO PRESENT: Chris Welker, Brett Badgerow, and Donya Hebert, of the Planning Department

2022 42 ZBA requested by Edward Ferguson to reduce the required setback for an accessory structure at 18122 River Road, Montz. Zoning District R-1A. Council District 6.

Applicant – Shannon Ferguson 18122 River Road Montz, stated her case.

The public hearing was opened and closed after no one spoke for or against.

Commissioner Carter made a motion, second by Commissioner Eusea.

YEAS: Carter, Robert, Summers
NAYS: Eusea
ABSENT: Harris, Jay, Tate

PASSED

2022 43 ZBA requested by Michael Coggins for NMC Properties, LLC to reduce the required parking for an assembly use at 201 Ellington Avenue, Luling. Zoning District C-2. Council District 2.

Applicant – Michael Coggins 201 Ellington Ave. stated his case. The applicant submitted additional information to the board.

Commissioner Summers – how long has this building not been occupied.

Mr. Coggins – I believe as a church the late 1960's.

The public hearing was opened.

Richard Whitney - 14471 River Road Hahnville – FAVOR

Kristy Allen – 214 Ellington Ave. Luling – OPPOSED

Commissioner Eusea – I'm going to abstain from voting because I'm a member of the VFW and it would be a conflict with him because we rent our building out.

Commissioner Tate – Is there flooding around that building right now, the lady was concerned about flooding.

Ms. Allen – currently the water from the middle property where the church is located all the drainpipes push all the water to our, like I live across the street it pushes all the water over there. The last couple years we have seen a significant increase of the water in our yards retaining there because the waster just floods down into our properties from the ditches.

Mr. Coggins – the site plan that we submitted already stated that we were going to put curbing and all of the landscaping that is required and everything else has been met. The number that you have at 299 is incorrect, on our stamped fire marshal plan that it's 207, so that's nearly a 100 people less than that they are claiming I'd be trying to put in the building. So I'm really only looking for 23 parking spots, I got no more room to put 23 spots.

Commissioner Summers – Question, the building has always been a church, then it was a school.

Chris Welker – speaking to Mr. Badgerow, do you know the history did you look into the background.

Commissioner Summers – I guess I'm asking can the building hold the same amount of people as the previous use.

Chris Welker – potentially. The site design requirements might have something specific, it might have something different (audience and board talking cannot hear Mr. Welker). It depends on how they would rate it, if it was a church use recently there might be a different way they rate it, then it might be a different way we calculate the parking.

Commissioner Summer – so the C-2 zoning is the same type of zone for a church, an event hall could you please explain that a little better.

Chris Welker – the C-2 the uses are permitted there so we really aren't talking about a question of zoning but more site design, in this case it's parking. So a use may be permitted in that zoning district but whether are not the parking can be accommodated is based on the site specifically. The zoning would permit either one so that's not really in question.

Brett Badgerow – in reference to the parking requirements for a religious institution it's actually one space for each 6 seats of rated capacity so seats are a little different than overall square footage.

Chris Welker – Yes they calculate things differently whether it's fixed seating or not, usually if it's not fix seating the numbers can be higher.

Commissioner Summers – I guess what I'm hearing here is that a permit was provided to Mr. Coggins for an event hall in a location that more people could fit in the building and there is not enough parking or it has to match.

Chris Welker – so when you say a permit was provided.

Commissioner Summers – I may have said the wrong thing, whenever the change of use permit was allowed.

Chris Welker – it was submitted, by being here tonight we have not permitted use to be at that location, by having to come here tonight were saying it doesn't meet the requirements and without your determination it can't be permitted. Our stance is that it doesn't meet the requirements, it why we are here.

The public hearing is closed.

Commissioner Tate – I'm just being clear; he is requesting additional parking space in the adjacent lot.

Commissioner Summers – No, what he's requesting is for us to provide a variance because the parking space that he has on his property the occupancy holds more people in the building than what would be allowed to park at his building. Yes, to reduce the parking requirements.

Commissioner Carter – but he additional parking.

Commissioner Summers – yes, he has a satellite parking, he has solutions in the event they need more parking.

Commissioner Tate made a motion, second by Commissioner Robert.

YEAS: Carter, Tate, Summers
NAYS: Robert
ABSTAIN: Eusea
ABSENT: Harris, Jay

PASSED

(there was confusion on the vote, and it was stated it was denied, however majority rules and it passed, the owner was informed it passed)

2022 44 ZBA requested by Wendelin Matherne to reduce the required rear yard setback for a residential addition at 198 Mitchell Lane, Des Allemands. Zoning District R-1A. Council District 4.

Applicant - Wendelin Matherne 198 Mitchell Lane – stated her case.

The public hearing was opened and closed after no one spoke for or against.

Commissioner Carter made a motion, second by Commissioner Eusea.

YEAS: Carter, Robert, Summers, Tate, Eusea
NAYS: None
ABSENT: Harris, Jay

PASSED

OLD BUSINESS –

Chris Welker – We have someone who was issued a variance August 19, 2021 (2021-54-ZBA), the variance has expired. Due to Hurricane Ida the owner did not get to apply for proper permits before the expiration. You can apply for an extension for the variance, if granted they will apply for proper permit and be able to move on with the project.

Commissioner Carter made a motion, second by Commissioner Tate.

YEAS: Carter, Robert, Summers, Tate, Eusea
NAYS: None
ABSENT: Harris, Jay

PASSED

UNFINISHED BUSINESS –

NEW BUSINESS –

MINUTES – Approved (11/17/2022)

Meeting adjourned.
