

CALL TO ORDER  
PLEDGE OF ALLEGIANCE

MEMBERS PRESENT: Jack Keen, Carmine Frangella, Marilyn Ross, Michele de Bruler, Randy Petit, Ryant Price, James Krajcer, Jr.

MEMBERS ABSENT: None

ALSO PRESENT: Michael Albert, Chris Welker, Donya Hebert, Brett Badgerow and Toriel Flot of the Planning Department.

**2023-4-HOP requested by Hannah Daigle for a home occupation – “HE Esthetics” – at 15329 Highway 90, Paradis. Council District 4.**

Commissioner Frangella made a motion to withdraw, seconded by Price.

YEAS: Keen, Frangella, deBruler, Ross, Price, Petit, Krajcer, Jr.

NAYS: None

ABSENT: None

**WITHDRAWN**

**2023-3-HOP requested by Brian and Kay Boutte for a home occupation – “B & K Family Living LLC DBA Mosquito Joe of Destrehan-Houma” – at 104 Seven Oaks Court, Destrehan. Council District 3.**

**Mr. Badgerow** – read the land use report and the department recommends approval.

**Applicant** – Kay Boutte 104 Seven Oaks Court, Destrehan, La. Majority of the duties will be typing and answering the phone.

The public hearing was open and closed, no one spoke for or against.

Commissioner deBruler made a motion to consider with stipulations, seconded by Commissioner Price.

YEAS: Keen, Frangella, deBruler, Ross, Price, Petit, Krajcer, Jr.

NAYS: None

ABSENT: None

**PASSED**

**2023-5-HOP requested by Jarred Crawford for a home occupation – “Revolution Financial Group LLC” – at 33 Rosedown Drive, Destrehan. Council District 3.**

**Mr. Badgerow** – read the land use report and the department recommends approval.

Commissioner Ross made a motion to consider, seconded by Price.

YEAS: Keen, Frangella, deBruler, Ross, Price, Petit, Krajcer, Jr.

NAYS: None

ABSENT: None

**PASSED**

**2023-1-R requested by Michael Keller for a change of zoning from R-1A to O-L on Lot K-1B, 165 Vernons Lane, Ama. Council District 2.**

**Chris Welker** – Yes this is a request from R1A zoning to OL rezoning request must meet at least two of the three zoning criteria to receive a recommendation of approval from the department the department found in its review this request meets the second and third criteria. It's meets the second criteria because we found that the current R1A zoning doesn't allow for the most reasonable use of the applicants property while the OL zoning does, it's mostly because of how this property is basically positioned or laid out it's located in an area of Ama where there is a lot of private lanes this is one them that is Vernon Lanes which approximately 10 ft. wide drive which runs through not just this property but several other private properties as it goes to River Road, that lot arrangement frontage arrangement isn't even permitted or wouldn't be legal in the R1A zoning district, it would be permissible in the Open Land zoning district which permits single family homes, but also agricultural type uses which don't necessarily need frontage right on a street such as River Road. So, we do find the development pattern of the area specifically this property to make the OL zoning more appropriate that's why we find criteria two to be met. Criteria three is really about whether or not the use is permitted in the OL zoning district would be compatible with the surrounding neighborhood we find it would be compatible once again for kind of the same reasons criteria two and that the area is not developed with your standard single family subdivision development, it's a lot of homes on large lots including some shops with agricultural equipment, large open tracks of land, so that's what's simply found in OL zoning district so we find that district to also be more appropriate for the actual development on the ground so we find that the request meets the third guideline as well and the department recommends approval.

**Applicant** – Michael Keller 165 Vernons Lane if yall have any questions for me, I mainly bail hay, have cattle and eventually (applicant placed the microphone down and it is not audible)

**Commissioner Petit** – so barn and cattle.

The public hearing was open and closed, no one spoke for or against.

Commissioner Price made a motion, seconded by Krajcer.

YEAS: Keen, Frangella, deBruler, Ross, Price, Petit, Krajcer, Jr.

NAYS: None

ABSENT: None

**PASSED**

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**2023-2-R requested by Ricardo Quiroz for Quinton Mayeux for a change of zoning from C-2 to C-3 on Lots 18, Block 23 & A-2, Block 24, 14910 Highway 90, Paradis. Council District 4.**

**Chris Welker** – Yes this is request for C3, like all rezonings it would have to meet at least two of the rezoning criteria we did not find this meet any of the three rezoning criteria specifically regarding criteria one the future land use map designates this stretch of Hwy. 90 or this portion of property specifically as a neighborhood mix use which calls for various types of residential development but primarily local serving commercial uses which is those focus primarily in the C2 zoning district, C1 something that people would probably go to on a regular basis shops, retail, offices, stuff like that the C3 zoning district kind of allows a higher tensity commercial type of use warehouses, storage, some low types of manufacturing so we didn't find the use is permitted in the requested C-3 mesh with that future land use designation, additionally it would be considered a spot zone. Almost the entire stretch of Hwy. 90 through Paradis is zoned C2 and this would be an isolated portion of C3 zoning so it would be considered a spot zone and it does not meet the first item. It does not meet second guideline for some of the similar reasons the land use pattern character has changed that the extent zoning no longer allows for reasonable use of the applicants property the property is located in a developed commercial area through Paradis mostly consisting of C2 uses, the current C2 zoning cant really be found to be to unreasonable given that it's set up for what most of the stretch is developed for, so we found it doesn't meet the second guideline. Regarding the third guideline going back to

whether it's compatible with the surrounding neighborhood which includes mostly C2 oriented uses which include some retail shops in the area, service stations, gas stations, and also residential homes immediately adjacent we found C2 uses as currently permitted would fit more within that area, higher intensity C3 uses would not necessarily be compatible so it doesn't meet the third guideline and the department recommends denial.

**Applicant** – Ricardo Quiroz 311 West Loyola Dr. Kenner, La. We requesting the change of C2 to C3 I have a used car dealership in Metairie we have seven years working properly giving service to the people and we trying to bring it to Paradis and so we trying to do give a service to the community and the area around I think it's going to be good for the city this is a business that doesn't give or cause any damage to the environment or the city I think it's gonna be good for everybody. Thank you.

The public hearing was open and closed, no one spoke for or against.

**Commissioner Keen** – Yea, um state that there is no C3, Bent's RV which is two properties away. That's a C3 property, correct?

**Chris Welker** – Yes

**Commissioner Keen**- Dirt Works rentals which was approved a couple months ago which is a quarter mile away and that's now C3 also, correct.

**Chris Welker** -Yes

**Commissioner Keen** – The lawn mower repair place that is two properties away is C2 in zoning that has C3 activities there, manufacturing, welding, Torres Service center right down the road, welding, manufacturing and alike it's all C3 going on over there so even though the zoning map shows C2 that what in reality isn't actually occurring in that area. To say that there is not any C3 properties in that area the largest landowner in that area Bent's RV is in fact C3. So it's not exactly a spot, it's just a spot in that one area.

**Chris Welker**- Yea we draw our distinction between the area between the Paradis canal and Bayou Gauche Road because the C3 along Hwy. 90 roughly ends at Paradis canal and it resumes at Bayou Gauche Road so that's why we try to isolate this area in our analysis.

**Commissioner Keen** – But it doesn't, Dirt Works is now a C3. Correct?

**Chris Welker** – It is.

**Commissioner Keen** – And that is along the same Hwy.

**Chris Welker** – Yes

**Commissioner Keen** – About a quarter mile away.

**Chris Welker** – Yes

**Commissioner Keen** – I want to make that clear, that there are other C3 activities in that same area.

Commissioner Keen made a motion to consider, seconded by Commissioner Ross.

YEAS: Keen, deBruler, Price, Petit, Krajcer, Jr.

NAYS: Frangella, Ross

ABSENT: None

**PASSED**

**2023-3-R requested by Brennen & Melissa Friloux for a change of zoning from R-1A to O-L on approximately 3.5 acres on and adjacent to Lot A.R.-1, 141 Crooked R Lane, Ama. Council District 2.**

**Chris Welker** – Yes this is another rezoning where two of the three rezoning criteria need to be met in order to receive a recommendation of approval from the department, we found this request meets the second and third guidelines. It meet the second guideline much as the same reason as the first request for OL right up the road from this, this Crooked R Lane is another private road off of River Road in Ama which gives access to a number of properties that lack actual public development street frontage we found this lay out and this arrangement to be more appropriate and legally permitted in OL zoning district unlike the R1A district which if you doing new development there you really need to develop an actual street with frontage so for that reason we found the request meets the second guideline. And we found the request meets the third guideline because the use is permitted in the OL zoning district which I mention earlier has single family houses, and mostly agricultural type uses would fit within the appropriate within this existing neighborhood character along and around Crooked R Lane that specifically includes a few large tracts of open ground, residential dwellings on larger than normal lots and including other large uses such as a church, cemetery adjacent and the property itself has a few agricultural open land like structures on it mainly for the use of keeping horses. So, we found the third guideline is met and the department recommends approval.

**Applicant-** Brennan Friloux 225 Lake Catherine Dr. Luling. Um pretty much I bought this property 2 ½ years ago it's kinda odd shape, they got a piece of land (inaudible) and it opens up and it's like 20 something acres, it's a big piece of land. When I bought it they had a guy with a trailer that was living in it and he has a meter, so you can't add another meter to this lot but I have a six stall barn, I have a big metal building and I can't do nothing with it. All I do now is in the metal building I have a tractor, I bought a brand new tractor but I can't put power to it because the guy in the front has the meter, me and my kids hunt in the back we don't do nothing crazy, if I would ever want to put a trailer I can't do it, you know it's just multiple reasons, it's kinda like I can't do nothing with it really. I would like to get a meter there first so I can put power to the metal building, I have a welding machine I can't do nothing with it, it's just I need to get power, if I ever want to put a trailer there and live there I can't do that and everything around it's like chickens, the guy next door that was just approved for that he wants to put a barn and I already have a barn, that I can't, I just need power really is the main thing.

The public hearing was open and closed, no one spoke for or against.

**Commissioner Petit** – We do have three letters of opposition from neighbors from 162 Crooked R Lane in Ama, this one doesn't have an address, we do have three letters of opposition from neighboring homeowners. Any other calls or anything.

**Chris Welker** – We did receive questions from another property owner on Crooked R they were kinda questioning the area of the rezone and it was kinda more of ownership and who owns what. Based on what we have available to us we find the area of the rezone to be correct any other information would have to be sorted out with the applicant, the information we have indicates the subject area is right.

**Commissioner Petit** – Sounds good, so if Mr. Friloux were to put a trailer that would not require a resubdivision, it would require a permit, required to meet setbacks and stuff, but it would not require a resubdivision. Right?

**Chris Welker** – Right, so right now the area is showing actually three separate parcels and that's how it's described in their deed as three actual separately described pieces of ground, so he could put a trailer technically on each one without having to subdivide and then the OL zoning does have like permitting for multiple dwellings on one property but there are restrictions

about being for family, non-rental basis and stuff like that so he can't throw a bunch of trailers out there for anyone to use.

**Commissioner Petit** – Any further questions.

Commissioner Frangella made a motion to consider, seconded by Commissioner Price.

YEAS: Keen, Frangella, deBruler, Ross, Price, Petit, Krajcer, Jr.

NAYS: None

ABSENT: None

**PASSED**

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**2023-4-R requested by Conrad Frey for Elitestor, LLC for a change of zoning from C-2 to C-3 and C-2/C-3 to M-1 on Lots P-A & 33-A, 10436 Airline Drive, St. Rose. Council District 5.**

**Chris Welker** – This is another rezoning request which must two of the three criteria to receive approval recommendation from the department, the department finds it meets the second and third guidelines. We found the land use pattern or character of the area has changed that the existing zoning no longer allows reasonable use of the property, and the proposed zoning does, right now the property zoned, it's split zoned about three different ways so the front portion is, actually it's currently split zoned between two different commercial zoning districts, C2 & C3. The front portion is used as a convenient store right now and it's within that C2 zoning but the remainder of the property being zoned C2 and C3 with the way it is kind of thin up front and then kind of expands back with no real visibility or frontage on the road way we find that the commercial zoning which the uses there kind of benefit being visible and being accessible from the road way with a parking lot and all that stuff doesn't necessarily fit with how this lot is laid out so the proposed M1 zoning which usually has uses which that don't need public facing which would kind of more appropriate setback from the road way the M1 zoning located changing the C2 and C3 zoning on the back portion to M1 would be more appropriate this also goes along with a lot of changes that accrued over the years in this area of Airline Dr. in St. Rose where there have been a number of request to change zoning to M1, a lot of the corridor is M1 now and that's all been through several different rezoning request that have been approved, so there has been a change on going over the past decade plus and more than that, and so the request meets the second guideline. We found the request meets the third guideline the uses permitted in M1 district include warehousing, various manufacturing operations, open storage, heavy equipment sales and service which is what exist adjacent to this site and throughout this corridor in St. Rose, so we found the propose zoning would fit the neighborhood character, we do understand that there are adjacent residential uses on Fox Place that directly abuts this property so usually when we see an intrusion industrial zoning approaching residential area we also found that the provisions that would be in there to protect adjacent residences are the same in both commercial and M1 zoning so both districts have buffering requirements and also the M1 district has greater buffer requirements as far as protecting the adjacent residents from whatever might go there compared to the existing commercial zoning we found that is a kind of way to mitigate that conflict there so, we find the third guideline is met and the department recommends approval.

The public hearing was open.

**Denise Wilson** and I'm here with the other three that are sitting. I'm representing my dad who is 89 years old and one of the residents that is buffering this property and these three also has property that buffers that and we just have some concerns. We realize Fox Lane is the only residential property street on the lake side of Airline Hwy. those of us that are here tonight, of couple of us have collectively have close to 200 years living there, my dad bought property there 60 years ago raised my entire family, my brother still lives there next door to my dad, we have someone that has been there 65 years, and Betty has been there 54. And we just have some concerns of what type of manufacturing there going to be doing and how this property will affect, what will the effects be on the back side, cause literally you walk out my dads back door

and he has a small back yard then there's a ditch and this is where it's going to be. So we would just like to know what's going to be manufactured there and from there we will know what our concerns are as far as business hours, noise regulations, fencing, privacy fencing, we just have some concerns as would anybody living adjacent to something like this. If he could help answer some of these concerns.

**Applicant** – Conrad Frey 275 I- 310 Service Road St. Rose. So they won't be any manufacturing going on there, the back half of the property is gonna be used to store Conex shipping containers, hours of operation are normal business hours 7-5 Monday through Friday, it's a company that is storing them in New Orleans and they just want to get out of New Orleans they just need a piece of ground they will be going in an out containers as they need to but it's nothing emergency really not a whole bunch of traffic the office will be on the front part which is next to the rental company and then I'm going to build a new grocery store and tear the old one down because it's deplorable.

Speaking in the audience and it's inaudible.

**Betty Grass** 827 Fox Lane – Could you repeat what's gonna be done fronting Airline Hwy.

**Mr. Frey** – On Airline Hwy. I'm gonna relocate the store closest to the truck rental place that way I got a straight shot to the back for a driveway and behind that is going to be the office building which is still going to be in the same area at the truck rental place and on the back four acres is going to be storage for shipping containers.

**Ms. Grass** – Will there be a privacy fence? And not a chain link, a privacy fence.

**Mr. Frey** – inaudible

**Ms. Grass** – The property that's already being filled right there is higher.

**Mr. Frey** – responding without the microphone (inaudible)

**Ms. Grass** – And you will be able to still maintain that drainage ditch.

**Mr. Frey** - responding without the microphone (inaudible)

**Ms. Grass**- It's never been that way and I have been there since 69 and it has never ever been cleaned and clear all the way like that before, since I been there.

**Mr. Frey** – I did that.

**Ms. Grass** – And there won't be any strange odors.

**Mr. Frey** – I mean it's shipping containers (inaudible)

**Commissioner Petit** – One second, Michael.

**Michael Albert** – The new proposed zoning has restrictions on any kind of order or any business activities that would present the kind of concerns your worried about. Also right now there is no protection on your property versus theirs the rezoning would take away the grandfather status that would require them to come up to the current code. The propose zoning will give you better protection than you currently have.

**Ms. Wilson** – The question they wanting to be asked is if we change the zoning now and it becomes manufacturing and we ok with storage containers if he sells in 10 years can it then become some type of manufacturing that comes in with something totally different that could possibly be more of concern to us than just empty storage containers.

**Michael Albert** – It could change, but there is also a list of things that it is limited to. Mr. Albert shows Ms. Wilson a copy of the agenda.

**Ms. Wilson** – So we could get a copy of this.

**Commissioner Petit** – Yes there is a copy online.

**Ms. Wilson** – And the only other question was we understand your going to put a privacy fence but since that property is higher is the privacy fence going to be on the higher property or the lower, we just want to make sure it's on the lower you will be able to look over and still see into their back yards, so it's gonna be on the higher.

**Mr. Frey** – Stated yes.

**Ms. Wilson** – I know what he is asking, I'm sorry. If it's on the higher then there is gonna be a piece of land and it's gonna be between him and the home owners, whose responsibility is it to keep that clean, the ditches.

**Ms. Grass** – How will the change in the zoning affect our property value?

**Commissioner Petit**- That's not something we can answer, sorry.

**Ms. Grass** – Well who could give me an answer.

**Commissioner Keen** – Responded without the mic on.

**Commissioner Frangella** – I'd only recommend you have that copy and if you look what's in C2 and C3 and M1 and base it on any of those (inaudible)

**Mr. Frey** – I'm just gonna make this last comment I have a piece of property down the road that use to flood by the Turtle Pond area and since I developed it, it don't flood anymore because I like everything I owned maintained properly and kept up and the service road use to flood I drained that whole service road at my expense, cleaned the ditches I maintain the ditches, so once, well now that I have the property if I'm able to do what I want I'll make sure everything drains.

**Donald McMillian** 817 and 820 Fox Lane – My question was if they put the fence from the higher property and I put a fence on my property line I'm gonna have a 15 ft. area that is a ditch besides keeping the word drain we don't want a bunch of brush and trees grow up like it has been in the past. Is that going to be up to you to maintain and keep cleaned out?

**Mr. Frey** – So my fence will be on the property line and you will have positive flow from there after that I'm gonna maintain my side property and you will have to maintain your side the property. I will build a chain wall in order to contain my dirt in before I start with the fence cause I'm not gonna have a wooden fence there because within a year of dirt up against it water and all that stuff I'll have to keep repairing it so once I put the fence it will either have a chain wall or drive sheet piles in order to contain the higher part of the dirt and the fence will go on top of that.

Public hearing is closed.

Commissioner Price made a motion to consider, seconded by Commissioner Ross.

YEAS: Keen, Frangella, deBruler, Ross, Price, Petit, Krajcer, Jr.

NAYS: None

ABSENT: None

**PASSED**

**Unfinished Business-  
New Business-  
Minutes- APPROVED (2/2/2023)**

**Adjourn**