

CALL TO ORDER
PLEDGE OF ALLEGIANCE

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

MEMBERS ABSENT: None

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

2023-9-HOP requested by Amy Candies for a home occupation – “Amy Candies Salon” – at 217 St. John Street, Luling. Council District 7.

Mr. Welker - read the land use report and the department recommends approval with stipulations.

Applicant – Amy Candies 217 St. John St. Luling, stated her case.

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

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

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

NAYS: None

ABSENT: Petit (for this vote)

PASSED

2023-10-HOP requested by Allie McGuire for a home occupation – “Cammeo” (a salon) – at 303 Evelyn Drive, Luling. Council District 2.

Mr. Welker – read the land use report and the department recommends approval with stipulations.

Applicant – Allie McGuire 303 Evelyn Dr. stated her case, she wants to home school her children and having a business at home will allow her to do so.

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

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

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

NAYS: None

ABSENT: Petit (for this vote)

PASSED

2023-11-HOP requested by Kristy Bourgeois for a home occupation – “Salon IG” – at 828 Evangeline Road, Montz. Council District 6.

Mr. Welker – read the land use report and the department recommends approval with stipulations.

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

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

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

NAYS: None

ABSENT: None

PASSED

2023-12-HOP requested by Megan Muskevitsch for a home occupation – “The Geaux Cup” (a mobile bartending service) – at 1 Palmer Drive, Luling. Council District 2.

Chris Welker – read the land use report and the department recommends approval with stipulations.

Applicant – Megan Muskevitsch 1 Palmer Dr. Luling, stated her case.

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

Commissioner deBruler made a motion, seconded by Ross.

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

NAYS: None

ABSENT: None

PASSED

2023-3-MIN requested by Leonard Hafford for a resubdivision of one lot into two, 741 Grand Bayou Road, Bayou Gauche. Zoning District O-L. Council District 4.

Chris Welker – read the land use report and the department recommends approval.

Applicant – Leonard Haffaord 741 Grand Bayou Road Des Allemands, stated his case.

The public hearing was open.

IN FAVOR

Kevin Lecour – 690 Grand Bayou Road Des Allemands, La.

The public hearing was closed.

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

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

NAYS: None

ABSENT: None

PASSED

2023-6-R requested by Debra Dufresne Vial for Esperanza Land, LLC & Hank Tatje for T Times 4, LLC for a change of zoning from M-2 to M-1 on Lots 12 thru 19, Esperanza Business Park Phase 2, Deputy Jeff G. Watson Drive, Luling. Council District 1.

Mr. Welker - This rezoning request is actually to down zone M-2 to M-1 the department recommends approval because the request meets the first, second and third rezoning criteria the area has a future land use designation of business park which the M-1 zoning would fit within as it permits that type of development and it would not be a spot zone as there is M-1 zoning within the area this wouldn't be a spot zone isolated M-1. It meets criteria two regarding land use pattern or character changing so at the existing zoning no longer allows reasonably use so since that M-2 zoning district was established the area is actually been subdivided into Esperanza Business Park Phase II so it's been parcelized as smaller lots and the M-2 zoning district has some of the larger setback requirements in the parish there is also buffering requirements, so the buildable area on what's now smaller lots is significantly reduced I think there's rear yards of 50 ft. or so 35 ft. side yards and what not, so going down to M-1 where setback requirements are a little bit more normal fitting for the lots there would be

just more appropriate for the type of development that I think is expected on these properties so, the M-1 zoning would offer for more reasonable use and then potential use permitted by the proposal of rezoning would not be incompatible the area consist a mix of M-1 light industrial, commercial, institutional uses so whatever is permitted in the M-1 zoning district would pretty much fit with what's in the area not to mention that whatever is permitted in M-1 zoning district is already permitted in the M-2 zoning district there's really not a change there so it would meet criteria three. So, once again we recommend approval based on meeting the first, second and third criteria.

Commissioner Keen – Mrs. Vial is not present at this time they have submitted a letter asking for assistance to help with that, is there a designated representative to speak at this time. Ok having seen none.

The public hearing was open and close after no one spoke for or against.

Commissioner Keen – is there any questions from the council. No questions from the parish at this time, so do we have a motion to move forward.

Commissioner Petit made a motion, second by Commissioner deBruler.

YEAS: PRICE, KEEN, PETIT, FRANGELLA, DEBRULER, KRAJECER, ROSE
NAYS: NONE
ABSENT: NONE

PASSED

Unfinished/Old Business-
New Business-
Minutes- APPROVED (April 13, 2023)

Adjourn