

CALL TO ORDER
PLEDGE OF ALLEGIANCE

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

MEMBERS ABSENT: Carmine Frangella

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

2023-7-R requested by Joshua Reynolds & Joshua Carcabasis for a change of zoning from R-1A to R-1A(M) on Lots 24 & 25, Square 24, New Sarpy Subdivision, SE corner of W. Hoover Street and Sixth Street, New Sarpy. Council District 6.

Commissioner Petit – applicant has requested to withdraw the application.

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

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

NAYS: None

ABSENT: Frangella

WITHDRAWN

2022-10-SPU requested by Tim Prosser for Elizabeth Tranchant for a waiver from the minimum building elevation to no lower than one ft. above the centerline of the street at 226 St. Anthony St., Luling. Zoning District R-1A. Council District 7.

Commissioner Petit – applicant has requested to withdraw the application.

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

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

NAYS: None

ABSENT: Frangella

WITHDRAWN

2022-1-MAJ requested by Almedia Gardens, LLC for Preliminary Plat approval of Almedia Gardens, a 188 lot residential subdivision proposed at the terminus of East Club Drive, St. Rose. Zoning District R-1A & C-2. Council District 5.

Commissioner Petit – applicant has requested to postpone.

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, deBruler, Krajcer, Jr. Petit

NAYS: None

ABSENT: Frangella

POSTPONED

2023-13-HOP requested by Jamie Doster for a home occupation – “JDK Construction, LLC” – at 402 Honeysuckle Drive, Norco. Council District 6.

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

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

Commissioner deBruler made a motion, seconded by Price.

YEAS: Keen, Frangella, Ross, Price, deBruler, Krajcer, Jr. Petit
NAYS: None
ABSENT: Frangella
PASSED

2023-14-HOP requested by Jamie Dimaggio for a home occupation – “Bayou Firearms, LLC” – at 422 Monsanto Avenue, Luling. Council District 7.

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

Applicant – Jamie Dimaggio 422 Monsanto Ave. Luling.

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

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

YEAS: Keen, Frangella, Ross, Price, deBruler, Krajcer, Jr. Petit
NAYS: None
ABSENT: Frangella
PASSED

2023-15-HOP requested by Norma Francois for a home occupation – “Ma Lo’s Soul Food Kitchen & Catering, LLC” – at 536 Turtle Creek Lane, St. Rose. Council District 5.

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

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

Applicant– Norma Francois 536 Turtle Creek Lane, St. Rose

Commissioner Price made a motion, second by Commissioner Ross.

YEAS: Keen, Frangella, Ross, Price, deBruler, Krajcer, Jr. Petit
NAYS: None
ABSENT: Frangella
PASSED

2023-1-SPU requested by Leonard Hafford for a nonresidential accessory building in an O-L zoning district at 741 Grand Bayou Road, Bayou Gauche. Council District 4.

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

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

Commissioner Keen made a motion, second by Commissioner Krajcer.

YEAS: Keen, Frangella, Ross, Price, deBruler, Krajcer, Jr. Petit
NAYS: None
ABSENT: Frangella
PASSED

2023-2-SPU requested by Conrad Frey for Southern Trucking & Transportation for Automobile Fleet Services in a C-3 zoning district at 275 I-310 Service Road, St. Rose. Council District 5.

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

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

Commissioner deBruler made a motion, second by Commissioner Price.

YEAS: Keen, Frangella, Ross, Price, deBruler, Krajcer, Jr. Petit
NAYS: None
ABSENT: Frangella
PASSED

2023-4-MIN requested by Karla & Jose Carbajal for a resubdivision of one lot into five with a waiver, 312 Canal Street, Luling. Zoning District R-1A(M). Council District 7.

Mr. Badgerow - read the land use report and the department recommends denial.

The public hearing is open.

Christian Carbajal – we are the owners of the property; we are 2 brothers and 1 sister. Jose and Karla Carbajal bought the land and cleaned the land. We want to make 5 lands.

Commissioner Petit – is this something for family?

Christian Carbajal – all family. Yes we are 5 brothers right here.

Commissioner Price – mic was not on.

Christian Carbajal – They plan to build a fence.

Commissioner Price – mic was not on.

Michael Albert – to clarify it will not be a road, it will be a driveway.

Commissioner Petit- so Michael as long as it’s family for non-rental basis, if they were to do that, they can do it administratively correct. It could be done without resub dividing.

Michael Albert – yes, Chris, you agree.

Mr. Welker – read the regulations for R-1A(M), yes it can be administrative but were not obligated to necessarily.....

Commissioner Keen – corrected me if I’m wrong you want to go to 5?

Christian Carbajal – yes we want to make 5, we have a lot of land.

Commissioner Petit – I’m not in support of land locking these lots, I recommend we postpone and let the applicant get with planning and zoning to consider some other options. I recommend we postpone it.

The public hearing is closed.

Commissioner Price made a motion, second by Commissioner deBruler.

YEAS: Keen, Frangella, Ross, Price, deBruler, Krajcer, Jr. Petit
NAYS: None
ABSENT: Frangella
POSTPONED

2023-5-MIN requested by Dawn Dufrene et al for a resubdivision of two lots into two with a waiver, 123 Dugas Lane & 131 Easy Street, Des Allemands. Zoning District R-1A(M). Council District 4.

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

Applicant – Dawn Dufrene 131 Dugas Lane Des Allemands, she stated that the correct address is 131 Dugas Lane, not 131 Easy St. My grandparents donated this land to me many years ago, it's family owned. There is 2 sides of the family so we didn't know what would happen with that side so we went ahead and put this in just in case we ever needed it well it was never needed Dugas Lane has been there since 1926 there is other properties and all of these properties have been since sold since our relative died to different people who have obtained waivers with Dugas being the street frontage, so I'm basically asking for the same thing.

Commissioner Keen – I'm familiar with this area, it's been there a hundred years that's been used as a physical address, it's just that the parish does not maintain.

Ms. Dufrene – it's a private lane and the parish does not maintain. That's why they won't recognize it.

Commissioner Keen – It's a well-established maintained road, it's always been there and has always been used by all on Dugas Lane. Just making sure everyone understands it is really a road. Better maintained by the family than the parish.

The public hearing was open.

FAVOR-

Barbara Schneider – 158 Boras Lane Des Allemands, I'm one of the owners, we pretty much erased the line and want to put it back.

Nelda Woodruff – 615 Down the Bayou Road Des Allemands, I'm one of the owners.

The public hearing was closed.

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

YEAS: PRICE, KEEN, PETIT, DEBRULER, KRAJCER, ROSS

NAY: NONE

ABSENT: FRANGELLA

PASSED

2023-6-MIN requested by Geraldine Sanders & Ruth A. Tassin for a resubdivision of one lot into two with a waiver, 185 Sanders Lane, Hahnville. Zoning District O-L. Council District 1.

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

The public hearing was open.

FAVOR-

Geraldine Sanders 14881 River Road Hahnville, we are resubdiving so my daughter can have the land that the house is on.

The public hearing was closed.

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

YEAS: PRICE, KEEN, PETIT, DEBRULER, KRAJECER, ROSS
NAY: NONE
ABSENT: FRANGELLA
PASSED

Unfinished/Old Business-

New Business-

Minutes- APPROVED (May 4, 2023, with the corrections to be made)

Adjourn