

CALL TO ORDER
PLEDGE OF ALLEGIANCE

MEMBERS PRESENT:	Jack Keen, Marilyn Ross, Randy Petit, Ryant Price, Michele deBruler
MEMBERS ABSENT:	Carmine Frangella, James Krajcer, Jr.
ALSO PRESENT:	Michael Albert, Marny Stein, Chris Welker, Brett Badgerow Donya Hebert and Toriel Flot of the Planning Department.

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.

Applicant – Christian Carbajal 312 Canal St. stated his case.

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

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

YEAS: None
 NAYS: Price, Petit, Keen, deBruler Ross
 ABSENT: Frangella, Krajcer
FAILED

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.

Mr. Welker – read the land use report. The Department of Planning & Zoning has no objection to the minimum block-length waiver request.

The Department cannot recommend approval of a waiver from the required lot width in a new development absent a practical hardship. A minor reduction of lots would allow for compliance.

The Department recommends approval of the requested block-length waiver request. The department recommends a conditional approval of the Preliminary Plat that brings the lot-width deficient lots into compliance.

The Planning Commission, at their discretion, may approve the plat as presented with both waiver requests should they find the applicant has provided sufficient cause for the requests. If the Planning Commission approves this request with any of the requested waivers, it will be forwarded to the Parish Council for consideration of a supporting resolution.

Applicant – Matt Falati 6848 Louisville St. stated his case.

The public hearing was open.

Favor-
Gregory Miller 3784 San Francisco Destrehan

Against – All with concerns of drainage and traffic increase

Leo Mathews 233 Riverview Dr. St. Rose
 George Vantz – 245 Riverview Dr. St. Rose
 Marilyn Bellock – 251 Riverview Dr. St. Rose
 Cora Mathews 233 Riverview Dr. St. Rose

The public hearing was closed.

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

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

NAYS: None

ABSENT: Frangella, Krajcer

Approved

2023-16-HOP requested by Andre Cavalier for a home occupation – “Bravo Two Six Tactical, LLC” – at 324 Santa Cruz Court, Luling. Council District 7.

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

Applicant – Andre Cavalier 324 Santa Cruz Court, Luling.

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

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

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

NAYS: None

ABSENT: Frangella, Krajcer

Approved

2023-17-HOP requested by Lauren Fanguy for a home occupation – “B + H Salon” – at 131A Michael Drive, Bayou Gauche. Council District 4.

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

The applicant did not wish to speak.

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

Commissioner Price made a motion, seconded by Ross.

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

NAYS: None

ABSENT: Frangella, Krajcer

Approved

2023-18-HOP requested by Tannis Whittaker for a home occupation – “Celebrations Party Rentals” – at 118 Avery Street, Luling. Council District 7.

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

Applicant – Tannis Whittaker 118 Avery St. 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, Jr. Petit

NAYS: None

ABSENT: Frangella, Krajcer

Approved

2023-27-HOA requested by Nicole Lee for a home occupation – “Hyacinth Boutique” – at 402 Lagattuta Drive, Luling. Council District 7.

Mr. Badgerow- read the land use report and the department recommends approval. This came before the board because the office had received some complaints and questions regarding the business.

Applicant – Nicole Lee 402 Lagattuta Dr. Luling, stated her case.

The public hearing was open.

Against-
Harvey Mabile 500 Terri Dr. Luling
Ann Spell 102 Catherine Dr. Luling
Amy Babich 516 Terri Dr. Luling

The public hearing was closed.

Commissioner Price made a motion, second by Commissioner deBruler.

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

Approved

2023-28-HOA requested by Nicole Lee for a home occupation – “Nicole Noel” – at 402 Lagattuta Drive, Luling. Council District 7.

Mr. Badgerow- read the land use report and the department recommends approval. This came before the board because the office had received some complaints and questions regarding the business.

Applicant – did not wish to speak again.

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

Commissioner Ross made a motion, second by Commissioner Price.

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

Approved

2023-8-MIN requested by Boyd Kinler, Patti Gassen, Brent Kinler, Trudy Brooks, and Kerry Parlette for a resubdivision of two lots into two with a waiver, adjacent to 204 Wanda Street, Luling. Zoning District R-1A. Council District 7.

Mr. Welker - read the land use report and the department recommends approval contingent upon submittal of a revised resubdivision survey showing a private sewer servitude through Lot 50 A in favor of establishing a sewer connection to Wanda St. for Lot 48A.

Applicant – Boyd Kinler 23 Grand Canyon Dr. New Orleans, LA stated his case.

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

Commissioner deBruler made a motion, second by Commissioner Ross.

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

NAYS: None

ABSENT: Frangella, Krajcer

Approved

2023-3-SPU requested by Robert and Heidi Lasserre for an accessory dwelling unit at 102 Cadow Street, Paradis. Council District 4.

Mr. Badgerow - read the land use report and the department cannot recommend a reduced elevation for a new construction. If the Planning Commission approves this request, with or without the waiver, it will be forwarded to the Parish Council for consideration of a resolution in support of the approval with or without the reduced elevation.

Applicant – Sergio Medina 102 Cadow St. Paradis, son in law to the applicants, stated his case.

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

Commissioner Keen made a motion to grant the waiver as well as the special permit use, second by Commissioner Price.

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

NAYS: None

ABSENT: Frangella, Krajcer

Approved

2023-8-R requested by Conrad Frey for Southern Trucking & Transportation, LLC for a change of zoning from C-3 to M-1 on two triangular lots consisting of approximately 1.5 and 2 acres and designated a portion of Lots 7, 8, & 9 of the John Lambert Tract, 275 I-310 Service Road, St. Rose. Council District 5.

Mr. Welker- yea rezoning must meet two of the three zoning criteria in order to get a recommendation or approval from the department. The department found this request meets the second and third rezoning criteria and we recommend approval. To go over that the second criteria ask if the land use pattern or character has changed that the extent that the existing zoning no longer allows reasonable use of the applicant's property and the proposed zoning does, this sites located at the end of I-310 Service Road in St. Rose while it's visible from the highway it doesn't have direct highway frontage that would better benefit uses that are typically permitted in a commercial zoning district, you would have to make the turn at Almedia, another turn at the service road it's about a half mile to the site visible, but tucked away. So, because of that the pattern in the area has actually changed to go from the commercial zoning C-3 to M-1 light industrial there were three rezonings done in 2019 alone from C-3 to M-1 all for properties that are at this on the service road and the uses in that area also kinda reflect that, it's a lot of heavy industrial contractor office storage yards and what not. Actually, one of the property's was approved for a special permit last month the sp plus maintenance facility they basically coming back just to get the properties under a zoning that doesn't hold them to the requirements of C-3 and the special permit, so it meets criteria two there M-1 zoning is more reasonable compared to C-3 basically on where it's at similarly under criteria three. The potential use is permitted by the proposed zoning will not be incompatible with existing neighborhood character, the neighborhood character has trended to a more industrial M-1 type use with the items noted in the previous guideline and the uses that are permitted in the proposed M-1 zoning district would comply or be conforming to what is down there right now. So, the department also finds it meets the third criteria and as stated earlier recommends approval based on meeting the second and third criteria.

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

Commissioner Price made a motion, second by Commissioner Ross.

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

NAYS: None

ABSENT: Frangella, Krajcer

Approved

2023-9-R requested by Melanie Johnson for a change of zoning from C-3 to R-1A(M) on Lot 5, Block C, Boots Subdivision, 429 Good Children Street, Boutte. Council District 1.

Mr. Welker – yes, this rezoning as mentioned before, meets two of the three criteria to get a recommendation of approval from the department and we find this request meets the second and third rezoning criteria and we do recommend approval. We find it meets the second guideline because this C-3 zoning district dates back to at least 1981 and it seemed to meant to encompass a commercial area that was meant for, exist at the end of Paul Mallard Road before crossing the tracks and ends at Hwy. 90 for whatever reason part of that C-3 district extends onto this property which is one of the properties that is at the very end of Good Children St. it's a residential lot it's been used for residential purposes previously, there was a mobile home there previously and we actually because of certain restrictions on non-conforming uses we actually cannot permit a mobile home there again under the current zoning so we the current zoning is not appropriate based on what this lot is and where it's located it's too small to be developed for any kind of commercial purposes and it's at the end of a residential street which in turn require a special permit approval for any commercial development that would ever go there to go through a residential street to access it since there is no other outlet to any other street so the current zoning is clearly not appropriate for pro zoning R-1A(M) would create a uniform R-1A(M) zoning district for all lots on Good Children St. So we also found it meets criteria three for much of the same reasons, it's in a residential neighborhood and it's a mix of site built houses and mobile manufactured homes that's what this zoning district would be able to permit there and it would be compliant with what's in the area, so it meets the third guideline and we recommend approval based on meeting the second and third.

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

Commissioner Price made a motion, second by Commissioner Ross.

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

NAYS: None

ABSENT: Frangella, Krajcer

Approved

**Unfinished/Old Business-
New Business-
Minutes- APPROVED (June 1, 2023)**

Adjourn

