

CALL TO ORDER
PLEDGE OF ALLEGIANCE

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| MEMBERS PRESENT: | Jack Keen, Randy Petit, Jr. Richard Folse, Jr., Carmine Frangella |
| MEMBERS ABSENT: | James Krajcer, jr. Marilyn Ross, Ryant Price, Teresa Brown |
| ALSO PRESENT: | Michael Albert, Chris Welker, Brett Badgerow, Zoe Vittur Donya Hebert, and Toriel Flot the Planning Department. |

2024-3-MIN requested by Spencer Badeaux and Myra Soule for a resubdivision of two lots into three, 450 Grand Bayou Road, Des Allemands. Zoning District O-L. Council District 4.

Commissioner Frangella made a motion to withdraw at the applicant’s request, second by Commissioner Keen.

YEAS: KEEN, FOLSE, JR. PETIT, FRANGELLA
 NAYS: NONE
 ABSENT: PRICE, ROSS, KRAJCKER
WITHDRAWN

2024-3-HOP requested by Mary Rushing for a home occupation – “Design by Mary” – at 172 Annex Street, Destrehan. Council District 6.

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

Applicant – Mary Rushing 172 Annex St. Destrehan, La. She had nothing to add.

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

Commissioner Keen made a motion to approve, second by Commissioner Folse, Jr.

YEAS: KEEN, FOLSE, JR. PETIT, FRANGELLA
 NAYS: NONE
 ABSENT: PRICE, ROSS, KRAJCKER
PASSED

2024-4-HOP requested by John Berry for a home occupation – “John Berry A/C & Heating” – at 23 Lasso Lane, Saint Rose. Council District 5.

Ms. Vittur – read the land use report and the department recommends approval.

Applicant wishes not to speak.

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

Commissioner Frangella made a motion to approve, seconded by Commissioner Keen.

YEAS: KEEN, FOLSE, JR. PETIT, FRANGELLA
 NAYS: NONE
 ABSENT: PRICE, ROSS, KRAJCKER
PASSED

2024-1-MIN requested by Paul Hogan for a resubdivision of one lot into two, adjacent to 807 Barber Road, Paradis. Zoning Districts R-1A(M) and O-L. Council District 4.

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

Applicant - Paul Hogan 222 Down the Bayou Road, Des Allemands, La. Stated his request.

Commissioner Keen – yes, the house you plan on building there, is that a stick build foundation home.

Mr. Hogan – yes it would be a stick build foundation on a slab.

Commissioner Frangella – and the other thing is the servitude is going to be written in prior to.

Mr. Hogan – yes.

Commissioner Frangella – make sure that happens in order for this to go through.

Mr. Hogan – yes it’s part of the deal it will be access, utility, drainage servitude all in one

The public hearing was open.

FAVOR-

Ricky Hogan 813 Barber Road Paradis, La. Behind the fire station. That map you’re looking at is really not the update map that has all the servitudes show on it with the access saying that the gratuity thing will be on the final map that’s been stamped by Lucian Gassen. I approve the servitude.

The public hearing was closed.

Commissioner Folse, Jr. made a motion to approve with the waiver, seconded by Keen.

YEAS: KEEN, FOLSE, JR. PETIT, FRANGELLA

NAYS: NONE

ABSENT: PRICE, ROSS, KRAJCER

PASSED

2024-2-MIN requested by Seth and Christine Matherne for a resubdivision of one lot into three, 584 Magnolia Ridge Road, Boutte. Zoning District O-L. Council District 4.

Mr. Welker – there are discrepancies. The department recommends denial without clarification on the survey and property boundary questions, the Planning Commission would be acting upon uncertain ownership issues and potentially be involved in a civil boundary dispute. Absent those survey and property boundary questions, there are design issues that would still warrant a denial recommendation based upon lot development standards.

Applicant -Christine & Seth Matherne 584 Magnolia Ridge Road Boutte – stated their case.

Commissioner Keen – is there any record of property taxes being paid for that land?

Mr. Albert – speaking out of turn because I didn’t do the review the taxes are going to be paid on the square footage and it’s in question how it shifted it’s almost a moot point because it’s either full property one direction or another, how it shift north from south.

Mrs. Matherne – I went to the Assessor’s Office, and it includes that 79 ft. to our property.

The public hearing is open.

Dwaine Babin - 200 Ciravola Lane Boutte, in litigation regarding the property and would like to have it postponed until they figure it out.

Tammie Landry – 600 Magnolia Ridge Road – questions concern what will be put there and drainage. Concerned that the lots are so small. Enough road for the power lines.

Mrs. Matherne – at this point we are not sure, it will probably be a mobile home, not a permanent home and we know about the utilities.

Vance Phillip -next to 590 Magnolia Ridge Road – he had the property surveyed, from his understanding the Matherne’s do own the property.

The public hearing was closed.

Commissioner Frangella made a motion to table, seconded by Commissioner Folse.

YEAS: KEEN, FOLSE, JR. PETIT, FRANGELLA

NAYS: NONE

ABSENT: PRICE, ROSS, KRAJCKER

TABLED

2024-1-SPU requested by Kristi Brocato for Nicholas Brocato Enterprise, LLC and Penny Deroche to expand a child care center in an R-1A zoning district at 77-81 Wade Street, Luling. Council District 7.

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

Applicant – Penny Deroche 320 N. Service Road, Raceland, La. Stated her case.

The public hearing was open.

OPPOSED-

Todd Galland – 109 Meridith Place Hahnville. I own 83 Wade St.

Teddi Roberts – I own the property located all the way from Hwy. 90 through 100 Wade St.

The public hearing was closed.

YEAS: NONE

NAYS: KEEN, FOLSE, JR. PETIT, FRANGELLA

ABSENT: PRICE, ROSS, KRAJCKER

FAILED

2024-4-R requested by Bobby Gorman Sr. for St. Charles Recycling, Inc. for a change of zoning from C-2 to C-3 on Lot X-5-A, Sunset Drainage District, 15396 Hwy 90, Paradis. Council District 4.

Mr. Welker – for the department to recommend approval for a rezone we need to find it meets 2 of the 3 rezoning criteria, we found this request only meets 1of the 3 rezoning criteria. To summarize that with the first guideline the future land use map recommendation for this location is commercial the C3 the requested C3 zoning does line up with that future commercial land use designation, it also will not be a spot zone there is C3 zoning directly across the street as you exit the main stretch of Paradis on 90, so this would basically expand upon that so the request meets the first guideline. It does not meet the second guideline, but we found that it does not meet the second guideline whether or not the existing C2 zoning allows for reasonable use or the C3 would allow more reasonable use there are several C3 level uses which can be permitted in C2 zoning as special permitted uses while usually there prefer going for the zoning since it comes with fewer restrictions or department oversight, really the special permit option it’s kind of a win win, it allows for certain uses such as auto repair and a few other kind of not typical commercial uses while allowing approval through this board and also any kind of stipulation or restrictions that may help with the surrounding and immediate adjacent residential uses so we find that reasonable use under C2 that benefits both the applicant and the parish and the neighborhood. We do not find the request meets the third criteria and that’s why there are permitted uses are within the proposed zoning district that are incompatible with the existing neighborhood character while it’s right on the edge of Paradis as you start making your way south down 90 there are still residential homes in the immediate

vicinity of this site, that includes single family along the street, there are some multi family apartments right next door and with C3 kind of starting to skew more into it's not your typical commercial retail stuff that you would go visit daily it's warehousing, some light manufacturing stuff like that we just didn't find that the compatibility met as far as being right basically near on the edge of a residential so we didn't find that it meets that guideline, so we do recommend denial.

Applicant – Lynette & Bobby Gorman 480 Carolyn Dr. Destrehan. Yes, this building right now is being used for storage because we have a venue and we kind of like outgrew the venue a little bit, so we use it for storage right now, but eventually it's going to be a rental building. That's why we want to have it as C3 so we don't have to go through the special zoning all the times to have to cause we never know who is going to rent the building so that's why we want to switch it to C3 and like he did say there is C3 right on the other side of 306, there is some spot zoning in Paradis that's already C3, one's behind my house behind 106 Early St. which is a C3 now that Nicky Dufrene passed through to the car dealership and where Dirt Worx's is and that's all around residential. So, we are right next to a C3 already we are not all the way around residential. **Mr. Gorman** – which they just changed a bunch of it for car lots right down the road. But we not asking for, you know like a manufacturing or anything like that, that was a manufacturing building when I bought it they had all kinds of equipment in it when I bought it he was using it, cutting and everything else. We are not asking for a mechanic shop, or nothing like that. **Mrs. Gorman** - we just saying it's a rental building and we really don't know what, who is going to rent the building eventually, so, we would rather have it zoned C3 now and not have to go through the special zoning every time a new person wants to rent the building. **Mr. Gorman** - but if certain requirements you know all you have to do is go to the parish and if they so no you cant have this here and then we just ain't gonna have it, but we just like to get the zoning to 3 whatever y'all say we gonna do whatever y'all want us to do.

Commissioner Petit- ok, just to clarify your plan is to rent it, on the application it says it would be a paint and body shop.

Mrs. Gorman – well that's what somebody had asked about renting it for that, in the meantime they have gotten a building already zoned C3.

Mr. Gorman – really a couple blocks down the road. I understand you don't want a body shop there and we wouldn't put that there if y'all didn't want it but we would just like to get the zoning changed to C3 and whatever y'all, whatever the parish wants us to put there we gonna come to you before and can deny it then we would just like to have the C3. It's right there on Hwy. 90, it's right there on 306, it's right there on Early and you got 3 ways to put it. **Mrs. Gorman** – you can access it by all 3 roads. **Mr. Gorman** – and we just using it as a warehouse and most probably that's what it's gonna stay but, if somebody comes and wants to rent it, we gotta make sure with y'all if it's good enough, if it ain't good enough well we just won't do it.

The public hearing was open.

OPPOSED-

Stacey Marsalone 4604 Cleveland Place Metairie. La. – I'm opposed to this, we have the rental property right next door and there is 4 units in there, there's houses across the street, there are 51 families in the neighborhood and if this goes C3 it's carte blanche you can put anything there and I'm in agreement with the findings of the zoning and planning commission. I don't want to see some manufacturing plant, I know there intentions are probably good but down the road who is to say what can happen with C3, this is clearly a residential community it's not industrial. That's all.

Commissioner Keen – the future land use map states the lot across from 306 is going to become a business park, is it intention, the business park, what, can you educate us on that, what that would entail or can entail.

Mr. Albert - it's a set of categorical potential zonings, so it's effectively it's commercial and light industrial zonings.

Commissioner Keen – ok so parishes future land use for the area directly across from 306 is in fact industrial or partial.

Mr. Albert – it leans more toward commercial but light manufacturing is involved in it, all those land use categories are pockets that have different subsets of the available zoning district within them when we do a rezoning request and process it the first criteria is whether or not the request moves from one thing within that category to another thing in that category that usually help it meet the first requirement.

The public hearing was closed.

Commissioner Keen made a motion to approve, second by Folse, Jr

YEAS: KEEN, FOLSE, JR.
NAYS: PETIT, FRANGELLA
ABSENT: PRICE, ROSS, KRAJCER
FAILED

2023-3-MAJ requested by Joel Chaisson for JCJR St. Charles, LLC for Preliminary Plat approval of RIVER PLACE ESTATES PHASE 2, a 21 lot residential subdivision adjacent to River Place Estates Phase 1 (River Place Drive), Hahnville. Zoning District R-1A. Council District 1.

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

Applicant – Joel Chaisson 160 Avenue of Oaks – here to answer questions and appreciate your consideration.

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

Commissioner Folse, Jr. made a motion to approve, seconded by Keen.

YEAS: KEEN, FOLSE, JR. PETIT, FRANGELLA
NAYS: NONE
ABSENT: PRICE, ROSS, KRAJCER
PASSED

2024-1-REV requested by Bunge North America, Inc. and Bunge Chevron AG Renewables, LLC for the revocation of Jonathan Street, Modoc Street, and portions of Pelican Street, Amie Street, and Jean Street, Destrehan. Council District 2.

Mr. Welker – this request was heard previously late last year so probably sounds very familiar there are some changes that have been made to the request which is why it's coming back. What's remaining the same is Jonathan St. that revocation is the same, same with Modoc St. The changes are to Pelican which is being taken further towards River Road basically just short of River Road it stopped at Amie last time but it's going to pass that and almost to River Road. Then Amie and Jean those initially went all the way to Lorraine those are being brought back a little bit and not going all the way to Lorraine that's the primary difference here, actually the only difference here and everything else is pretty much the same from the last time this came before the Planning Commission we did reach out to our other departments that typically give comment on these request we didn't received any updates or new information from them, no objections in fact I think the Pelican St. adjustment was done in response to comments from Public Works from the previous so, that's pretty much it.

Applicant representative – Jay Robicheaux 200 Mistletoe Dr. Norco. I'm the government and community relations manager for Bunge and yes, it's basically the same request, just as a

reminder Bunge's been here since 1962 we building a fairly large investment here in the Destrehan facility and preparing for this investment we purchased most of the land between Jonathan St., Lorraine St. the railroad tracks and River Road were starting to build a facility so in the idea of safety for the community, safety for employees and security issues we are asking for y'all to revoke these streets there are no longer needed for public purpose at all because the land that's on both sides of all these streets belongs to Bunge and our facility is going to be in the middle of it so for safety for everyone. We do have for your knowledge I did mention this last time we do have an access servitude agreement with the parish, with Entergy and with the landowner who owns all the land north of the rail road tracks so there wont be any overflow of traffic into the neighborhood onto Lorraine St. so all the traffic going to the back to the north side of the rail road tracks is still going to go through Jonathan St. I got to get my little tag on at the end because I wrote it down, he said I'm coming back, I didn't have to say as much. Our goal is and always has been to protect the communities where we operate. Through all our expansion work we will be focused on safety and environmental protection we believe revocation of the streets is a site security issue. Thanks for your time and consideration, please let me know if you have any questions.

The public hearing is open.

FAVOR –

Joey Murray 13880 River Road Destrehan. Last year I wrote a letter in support of this new project in St. Charles Parish in Destrehan, I'm very much in favor of it so is my family. I have 5 boys. I'm lucky to have them all living here not moving somewhere else and they've been blessing me with 13 grandchildren. It's good to see renewable energy being built right here in St. Charles Parish and St. Charles Parish has been a leader for a long time and I appreciate your consideration and approval of this. Thank you.

OPPOSED-

Jeff Grayson 205 Lorraine St. Destrehan. Mr. Robicheaux stated they won't be traffic down Lorraine St., that's not what the paperwork they submitted says, it says that to put in an alternative access road Noel St. and the back which will meet Lorraine St. and the paperwork they submitted says when Noel St. is done Johnson St. will be terminated, um they don't have access to Lorraine St. to Noel St. because the lot 36 they want to donate to the parish the servitude stops where Gabriel Heights meets Destrehan Park there is no servitude on lot 36 to Noel St. so that can't happen. They want to put an 18-wheeler turn radius back there Lorraine St. is a no truck route, now the very first truck they sent down there, the very first piece of equipment police were called the sheriff's department went and told Bunge no 18 wheelers down that street, no trucks, hadn't been one since but like I said they ugh, the lots they want to donate to the parish so they can put in their 18-wheeler turn radius and extend Noel St. these are deed restricted properties they cannot be altered with roads, turn radius for 18-wheelers Lorraine St. is only 18 ft. wide the whole west side of it is all residential homes so any alterations to it, so that's gonna turn into a civil case because St. Charles Parish has no authority over the deed restrictions, like I said that's gonna turn into a civil case who ever runs it and we just wait till someone does something on it till that happens, so that's what we been advised to do so.

Commissioner Petit – ok thank you. The request tonight doesn't have any changes to Noel St., correct?

Mr. Welker – Noel St. doesn't, it's not improved doesn't technically exist in an improved fashion, so no. The issue is with the existing street.

OPPOSED-

Toni Portera Offner 457 Longview but I do still own property between these grain elevators. I own property at 12646 River Road and 100 Amelia Road lots 1, 2, & 3. My family's been there for 102 years so I don't think the 62 years they've been here makes them sound like good people. They've done nothing for the people there, all they've given us is rats and dust. They don't answer anything, they don't try to take care of us, don't believe this bull. The parish has

held their hand to get this refinery put in our neighborhood these people were complaining about having a daycare, we gonna have a refinery for God sakes in our neighborhood. They have broken the ordinances to get this in there, our buffer zone that was there to protect us is now gone because our parish thought it was very important to get these people their billion-dollar industry to make more money, we losing money, our property isn't worth anything, we don't have any kind of quality of life that's why I don't live there any longer but still stuck with this property. Ok, I'm sorry, I'm getting very upset. I think that you see the parish is giving everything to them so you know I'm wasting my time, and I'm sorry I'm wasting yours but the parish has already cut off the streets so they can start preparing their land they have the ground breaking they giving them everything I don't think you should be allowed to give them every little bitty thing they want and we get nothing in return. They should have to buy out those streets they a billion-dollar company, they should have to buy out that subdivision. I resent this and I'm very much against it. Thank you for your time.

Wendy Grayson 205 Lorraine St. Destrehan. I agree with everything she just said, all of it, whole heartily. Gabriel Heights consist of a high percentage of elderly, sick and disabled and retired citizens. How do we fight against a billion-dollar company? It's almost impossible. We need our parish to help us. We need y'all to hold them to what they are supposed to do. We have questions about why Jonathan St. will no longer be the same access point for the parish and Entergy, it has been acceptable for all these years. What's changing? Why? You have a perpetual right of way on Jonathan, it is, we never had a second access. Why can't Bunge keep the access burden and traffic on their land? Since they don't have a problem building their own access road for construction which is 50 ft. wide, why not continue it and use that instead of spitting all your traffic for the parish and them onto our street and into residential area. This project was approved under criteria being met. That criteria, one was our quality of life,, every since they started our quality of life is gone, our houses are being rattled, the noise level has gone up, we don't know what's going to happen next. I'm sitting there watching out of my window where they have their chipper for all these trees, they knocked down that rattled our homes and I called Planning and Zoning and complained about it, I have video of it and I'm watching that smolder for the last 3 days. Where is the safety? I don't see anyone around it, I don't see anyone watching it. If you want safety, you should put up more than a little 2-foot silt because you have children in the neighborhood that cant read these signs, they're curious, they're gonna go over there. It's all very very disheartening what they are being let to do. Our homes, we worked hard for these people who want to retire in their homes, they worked hard for them. They don't want to be stuck in a burial plot and that's what we are considering now. If they can't use all the land that they bought then maybe they should buy more. It just doesn't make any sense to me. You have all this money but you running over this little neighborhood that we have no recourse, except for a civil suit to keep a 150 feet of an industrial disaster, noise all day long, all day from 7 a.m. to 4-5 p.m. But what break you get, maybe a Sunday? I don't work there.

Commissioner Petit – Mrs. Grayson if you can please close out Mrs. Grayson your 3 minutes, and your pass that.

Mrs. Grayson – Noel St. it is deed restricted and they do not have servitude there, there is no way. We will file suit against that, we have to protect ourselves some kind of way. We just hope that yall will help us. That's all I have.

Mr. Robicheaux – I just want to clarify that Jonathan St. is gonna have perpetual access to the back it's a servitude with the parish, Entergy and the hog farmer that's always gonna be there, it's not going anywhere.

Commissioner Petit – it will stay clear all the way?

Mr. Robicheaux – yes sir. When we revoke the street it's not going to belong to the parish, it's gonna belong to us we will have the street open, we have to have that street as Bunge to keep the street open for that access. Noel St. is not gonna go over, the Noel St. we're building

is not gonna go over Gabrel Heights lot, that's why we're here today because we had to change the direction to make sure that it doesn't just to clarify.

The public hearing is closed.

Commissioner Keen made a motion to approve, seconded by Frangella.

YEAS: KEEN, FOLSE, JR. PETIT, FRANGELLA

NAYS: NONE

ABSENT: PRICE, ROSS, KRAJCER

PASSED

Unfinished/Old Business-

New Business- Mr. Welker gave an update on Comprehensive Plan Report.

Minutes- February 1, 2024, and March 7, 2024 will be voted on at next meeting.

Adjourn