

CALL TO ORDER
PLEDGE OF ALLEGIANCE

MEMBERS PRESENT: Jack Keen, Richard Folsie, Jr., Carmine Frangella, Ryant Price, Marilyn Ross

MEMBERS ABSENT: James Krajcer, Jr. Randy Petit

ALSO PRESENT: Michael Albert, Chris Welker, Brett Badgerow, Zoe Vittur
Donya Hebert of the Planning Department.

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.

POSTPONED

2024-4-MIN requested by Theodore Rhodes for a resubdivision of one lot into two, 101 Pats Court, Ama. Zoning District R-1A. Council District 2.

Ms. Vittur – read the staff report and the department recommends approval.

Applicant – Did not wish to speak.

Commissioner Keen – received 14 signatures of opposition, 9 live in the area.

Commissioner Frangella – is what we have here is updated.

Mr. Albert – yes, it’s a copy.

Commissioner Frangella – is everything we went through last time with the drainage study, the swells and everything else still standing as part of what needs to be done.

Ms. Vittur – the 10ft. drainage servitude still stands, yes.

Commissioner Frangella – now is there any different changes that need to be made since that was based on the one lot and not 2 separate lots.

Ms. Vittur – the proposed would not have the 10 ft. in the middle where the resubdivision would occur.

Mr. Welker – Carmine, so we didn’t require or get an updated drainage impact that was something that was required specially for that subdivision, resubdivision, the most we try to do is get that noted on the plat which is what that revised you have. So, the restrictions are input from that drainage analysis is on the plat itself is approved tonight or possible approved. We don’t have an update DIA, that was required back then in that specific case we didn’t pursue it or push it for this.

Commissioner Frangella – it was also the fact of it was on record occupancy could not be taken until everything was inspected, in minutes, that’s the way we had voted on it.

Mr. Albert – just to add something on this we have the adjacent lot run off ordinance now which wasn’t in place prior to this, so whatever is in this drainage analysis will have to be forwarded to Public Works during permitting and that, they made have additional recommendations on top of that or they may give some direction it has to be chained walled. I don’t know, but there is an increased review compared to when the previous (inaudible)

Commissioner Frangella – I was asking because I was the only one on the Commission at that time. Thank you.

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

Commissioner Price made a motion to approve, second by Ross.

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

2024-5-R requested by Richard D. Whitney Jr. for Whitney Properties XII, LLC for a change of zoning from R-1A to R-2 on Lots 6A, 6B, 6C, and 6D, Being a Resubdivision of Lot 6, Gassen Estate, near the intersection of Antoine Lane and Luling Avenue, Luling. Council District 2.

Mr. Welker – to receive a recommendation of approval from the department a rezoning must meet 2 of the 3 rezoning criteria, in this case we found this request it meets the 1st and the 3rd guidelines, so the department recommends approval. To summarize the findings in those guidelines the designation of the property in the future land use map is low moderate residential, while those are typically considered R1A, R1B and R1AM zoning districts that description does allow for the consideration of alternative attached housing types that includes duplexes, so while the R2 zoning district does not explicitly stated as a recommended zoning district the permitted uses in that district are recommended as part of the description of that category so it would conform with the future land use map designation and while the R2 zoning area covers 4 lots but, the area is about an acre in size we would still consider that technically a spot zone but in this category the comprehensive land use plan and conformance carry's more wait here so since it complies with that we find it meets that guideline. On criteria 3 which is also met whether or not potential uses permitted by the zoning the proposed zoning are incompatible with the existing neighborhood character the key difference between R1A which is the current zoning and zoning primarily in the area and this is the introduction of duplexes as a use. Everything as far as lot size, setbacks, building coverage, the requirement for site-built construction it's all the same, it's just a matter of 2 dwellings on 1 lot compared to 1. So, we do find that one distinction isn't enough to say that it's completely incompatible with the surrounding area and we also find that there would be no expected over burdening of infrastructure and didn't get any objections from representatives from Waster Water, Water Works, Public Works as far as that's concerned so we found it met the 3rd guideline and again because it meets 2 of the 3 rezone criteria we recommend approval.

Applicant- Richard Whitney 14471 River Road Hahnville. I'm the applicant, I've done a number of other developments in the old Luling area, several on Luling Avenue further up the road I'm proud of what I do, and I think this will be a positive thing for the neighborhood, appreciate y'all support. If you have any questions, I'd be happy to answer them.

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

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

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

2024-6-R requested by Darryle and Kristi C. Lott for Keith Lott's Plumbing, LLC for a change of zoning from R-1A to C-3 on Lots 3 and 4, Block 1A1, Good Hope Plantation Subdivision, 878 Marino Drive, Norco. Council District 6.

Mr. Welker – this is another rezoning where 2 of the 3 criteria must be met in order to receive an approval recommendation from the department, in this case we found criteria 2 and 3 to be met we do recommend approval. To summarize those particular items criteria 2 which is whether or not the land use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use propose zoning does the zoning here goes back to 1990

as part of an area wide zoning change which basically converted all or nearly all R1AM in Norco to R1A but despite being zoned residential the site was developed with a commercial building corresponding commercial parking lot it's basically a small commercial office space nearly right off Airline so it was a long time non-conforming use essentially. The building was recently demolished in November 2023 but the applicants came in and purchased the property under the assumption that it could be used for commercial purposes, technically under the current zoning it could be developed with a residence that's not an unreasonable thing, but we do find the requested C3 to be a more reasonable outcome for the property especially cause by allowing it to continue for residential use there is C3 commercial on the rear, there is C3 commercial on the Airline side, there isn't commercial zoning across the street but there is commercial use across the street so it's essentially surrounded on three sides by commercial uses by putting more residential right there that can actually be a bit of a burden to those adjacent commercial uses, require buffers and stuff like that so the use, the change of commercial zoning would be better for the applicant and probably better for this particular site in it's relationship with those adjacent uses so we found it met that guideline. As far as the 3rd criteria whether potential uses for the propose rezoning are incompatible this is a transitional area, it's right off Airline in Norco where the commercial zoning gives away to the residential neighborhoods on the local streets, it's pretty much right on the edge so there's already a mix of residential, commercial right next to each other so by expanding commercial zoning on this particular site it wouldn't introduce anymore incompatibility that already exist, it wouldn't increase anything, the depth that the commercial zoning wouldn't be further than what it already does on adjacent streets so it's not even a further intrusion of commercial zoning into residential area. So , we do find by rezoning it to commercial allowing for commercial development there would be no increase in compatibility with the area. We also didn't get any negative feed back from other departments as far as burdening infrastructure in the area and so we found that 3rd guideline is met and recommend approval.

Applicant – Keith with Keith Lott's Plumbing 39300 Babin Lane Ponchatoula. We bought the lot to move some of the trucks and stuff into that area we work well with St. Charles Parish sewage and water board they know us well. What we do in a lot of the areas we run cameras, and we inspect all the sewerage and drains for Atmos and all that (inaudible), so we've been working with St. Charles Parish a lot. It's good to have us in that area, and we didn't know, when we bought it was just a torn down building and we was gonna put a little office there and we wanted to get power and that's how this come about so we thought it was to where we can actually move a building there so all that got put to a stop, so if there's any questions that's you know, that what we wanted to do is make it commercial and they said no it's a residential place so the very next neighbor is the only one that was residential we put up a brand new fence on his side so we know he's on our team too. So, if there's any questions I'll answer.

Commissioner Frangella – the only question I have is it's posted in there no through traffic and all the only thing I would suggest is to try to exit Airline Hwy. would you be able to.....

Mr. Lott – we only go in and out from the front. Matter of fact we haven't been all the way down that road yet to be honest with you I don't know what's down there.

Mr. Frangella – I don't drive down that road because the police usually stop you unless you live on that road.

Mr. Lott – we get along great with them too because we actually have to block so many streets cause we work in St. Charles so much so we use police detail on a regular basis.

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

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

YEAS: KEEN, FOLSE, JR., PRICE, FRANGELLA, ROSS

NAYS: NONE

ABSENT: PETIT, KRAJCER

PASSED

2023-5-MAJ requested by Louis M. Andolsek, Jr. for Ashton Plantation Estates, LLC for Preliminary Plat approval of ASHTON PLANTATION PHASE 2-B ADDENDUM NO. 1, a 4 lot residential subdivision, near the intersection of Cove Pointe Drive and Moonlight Cove Lane, Luling. Zoning District R-1A. Council District 7.

Mr. Welker – read the staff report and the department recommends approval.

Applicant – Danny Hebert 14433 River Road, representative for Ashton, stated his case.

The public hearing was open.

FAVOR
Troy Belanger 204 E. Bayou Road Ashton Plantation

The public hearing was closed.

Commissioner Folsie made a motion to approve with the waiver, seconded by Commissioner Price.

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

Unfinished/Old Business-
New Business- Mr. Welker updated board with training information, Planning Conference October 18, 2024. Mr. Albert stated also working with Legal Dept. to satisfy training requirements.
Minutes- February 1, 2024 approved, March minutes postponed till May meeting, lack of quorum to vote.
Adjourn