

CALL TO ORDER
PLEDGE OF ALLEGIANCE

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

POSTPONED CASES:

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.

Commissioner Price made a motion to have the case withdrawn at the applicant’s request, seconded by Commissioner Frangella.

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WITHDRAWN

2024-8-R requested by Wadhah Alhusseini for a change of zoning from R-1A(M) to C-3 on Lot 77-B, Magnolia Ridge Subdivision and R-3 to C-3 on approximately 4 acres of a 6.09 acre undesignated lot, 13517 Highway 90 and 242 Magnolia Ridge Road, Boutte. Council District 4.

Applicant requested a postponement.

Mr. Albert – stated that the request will be brought back at the June 6th meeting.

Commissioner Frangella made a motion to postpone, second by Price.

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

2024-9-R requested by Traci L. Johnson for Luling Exchange, LLC for a change of zoning from R-1A, R-3, and C-3 to C-3 and M-2 on approximately 250 acres designated Tract L, Davis Plantation, 11831 River Road, Luling. Council District 2.

Commissioner Frangella made a motion to remove from the agenda, seconded by Price.

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WITHDRAWN

Mr. Albert- Mr. Chair, the applicant did say they intend to reapply at a later point with a different application so anyone here for that should watch for the advertisement at a later date.

2024-5-HOP requested by Alicen Breaux for a home occupation – “Rise + Grind” a mobile coffee trailer – at 224 Grand Bayou Road, Des Allemands. Council District 4.

Mr. Badgerow – read the staff report and the department recommends approval with the following stipulations:

- Food preparation shall not take place at the residence.
- Food sales shall not take place at the residence.
- The food truck must be parked in a zoning compliant location.
- A copy of the Louisiana Department of Health permit must be provided to Planning and Zoning for issuing of the certificate of occupancy.

Applicant – Did not wish to speak.

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

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

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

NAYS: NONE

ABSENT: ROSS, PETIT

PASSED

2024-7-R requested by Ladariel Eastman for a change of zoning from R-1A to R-2 on Lot 17, Block K, Magnolia Ridge Park Subdivision, adjacent to 147 Spruce Street, Boutte. Council District 4.

Mr. Welker – yes to receive a positive recommendation from the department on a rezone we must that it meets at least two out of the three rezoning criteria, in this case we only found it only met one, that being the third guideline, so we recommend denial of this request. To go over the findings in those 3 criteria, the 1st being whether the proposed rezoning conforms to the land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and whether or not it creates a spot zone that's incompatible with the surrounding neighborhood. We do find it is in conformance with the low to moderate residential designation of future land use map that designation while mostly being a single family the designation for R1A, R1B, R1AM zoning districts doesn't allow room for some alternative attached housing types at a just slightly higher density such as duplexes which are permitted in the R2 zoning district so we find there alignment there but despite that we do find this to be a spot zone and in pass cases where this type of rezoning request was considered it covered multiple lots across a bit of a larger area in this case it's just simply too isolated, it's one 6,000 square foot lot in pretty much in the middle of the single family area so it crosses too much into being too much of a pretty typical spot zone here so with that being the case we found it did not meet that first guideline. The 2nd guideline was not met it's whether or not the land use pattern or the character has changed to the extent that the existing zoning no longer allows reasonable use of the property we could not identify any significant changes to the land use pattern, zoning in the area, over time it has been pretty consistent and right now the property allows for development of a single family house by right it also allows room for a special permit to allow an accessory dwelling unit basically a second dwelling already under the current zoning it does have to get special permit approval but that option is there under the current zoning so we do find there's reasonable use under the current zoning district. The 3rd guideline that we found was met has to do with potential uses permitted by the proposed rezoning being incompatible with the existing neighborhood character, in this specific area especially this specific street we have R1A zoning across from R1AM zoning that creates a bit of a mix of building types not necessarily differences in dwelling types or density but where you can have site built houses permitted by right across from zoning district that permits mobile homes that being the case that the street itself can allow for a mix of development types the R2 district does allow for just site built development, size requirements and all that it is pretty, almost exactly the same as R1A with the exception of being able to add a second unit so as far as development type we find there wouldn't be a significant departure from the character and that this guideline is met but we do recommend denial because it only met that one criteria out of three and it needs two.

Applicant- Ladariel Eastman 122 Hickory St. Boutte, LA. And um, I just wanted to say that with trying to rezone my property it was only from a personal experience after Hurricane Ida I'm a pharmacist at Ochsner in Raceland and I had to move all the way to New Orleans because I

couldn't find any affordable, clean, safe units in the parish to rent and to be closer (to work). So, this was just my um trying to provide more units to the residents of St. Charles Parish. That's it.

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

Commissioner Krajcer made a motion, seconded by Commissioner Price.

YEAS: PRICE
 NAYS: KEEN, FRANGELLA, FOLSE, KRAJCKER
 ABSENT: PETIT, ROSS
FAILED

2024-10-R requested by Geraldine M. Sanders, et als for a change of zoning from O-L to R-1A on approximately 50 acres of a property designated Tract 6A, 223 Joe Louis Lane, Hahnville. Council District 1.

Mr. Welker – Yea um before getting into the report I just want to mention we did receive a call from Ms. Marilyn Ross right as the meeting was getting started she did, I guess ask if the case could be postponed due to her not being here that is up to you all to do but we recommend hearing it as we normally would obviously we have a lot of people here how you want to act on it at the end is up to you to consider but I just want to make sure y'all knew that phone call was made just before, but same at we get into the report. So to consider a, to gain an approval recommendation from our department the request must meet at least two of the three rezoning criteria and in this case we found it met each of the rezoning criteria and got an approval recommendation from the department to go over each of those items the first one being conformance with the comprehensive plan future land use map and whether not it's a spot zone the designation here is low to moderate residential which anticipates development of those uses typical of the R1A, R1B and R1AM zoning districts so the R1A proposed R1A district would fall within that category this also would not be considered a spot zone it covers a large area expands on adjacent R1A zoning and as noted would be in conformance with the comprehensive plan, so it meets the first guideline. The second guideline on being whether land use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use there's been quite a bit of change over several decades to this area in Hahnville and Hahnville in general modern subdivision development started coming around the late 1950's with the development of Fashion Terrace and then followed by Home Place Plantation that all introduced 93 lots to the area in total 149 residential lots were introduced in this period. After a nearly two decade pause and additional 149 lot residential lots would be created starting with the development of Avalon Place Phases 1 & 2 in 97 and 2001 and Fashion Plantation Estates Phase 1 in 1999 after another two decades subdivision development resumed with the River Place Estate Phase 1 in 2021 the preliminary plat for Phase 2 of that subdivision that was approved in March 2024 in total this would introduce 42 lots of the subdivision referenced above the Avalon and River Place required rezonings from OL to R1A similar to this request the others were either already zoned R1A or rezone from R1AM to R1A. Site-built single-family homes can be permitted under the current OL zoning just at a lower density. The proposed R1A zoning would be more reasonable as it would for the continuation of this on-going developing land use pattern and character detailed above while eliminating the use types permitted under OL that could be detrimental to a growing residential area, so we found it met this guideline. Meeting the third guideline whether or not potential uses are permitted by the proposed rezoning will not be incompatible with the existing neighborhood character nor will they over burden the public facilities the proposed R1A zoning would be compatible with the surrounding characters specifically the single family residential subdivision directly adjacent to the site and whether or not it would over burden public facilities understand it's a large area to rezone a specific development could land would likely follow if this were approved we understand they would be impact to the area we can't fully address those concerns as part of a rezone application we can only ask our representatives from departments such as public works, waste water and water works whether or not they anticipate a significant or insurmountable increase or impact to the area, we did not get any objections from them at this time but if a development is submitted to our office each one of

those entities would review plans, drainage reports, traffic reports in detail and make a determination in whether or not there would be an impact that could result in not moving forward with whatever that development could be, so we would know more at that time. So, we found that the request meets the third guideline and as noted we recommended approval.

Representative – Derrick Pelloquin 143 Oak Ridge Ranch Road Sunset, LA, representing J. Breaux Enterprises as co applicant to the landowners who currently own the property. As Chris Welker has stated we are simply requesting a rezone from open space to R1A for a potential use of a single-family residential development. I'm here to answer any questions you may have regarding that at this time. Thank you.

Commissioner Keen – So there is a public hearing for case 2024-10-R if anyone is here to speak in favor or against come forward at this time and remember your limited to 3 minutes of time at the podium, you can come up one time and one time only. This is a request to change from OL to R1A which means you're going to go from at 20,000 square foot minimum space to a 6,000 square space that all the request is at this time we do not have any designs for subdivisions, how many homes, none of that is on we have none of that information it's just a request for them to go forward with that plan. So, if you cannot maintain silence at this time, you will be requested to leave.

The public hearing was open.

Della Gisclair 14893 River Road Hahnville - I'm here advocating for the rezoning of our property from open land to residential. This property has been in my family for as long as I can remember and at this time we are ready to let it go, but as wonderful as of a property it may be the cost of maintaining it have become higher than we are willing to pay and the sale of it for the development of the subdivision would be far greater for all parties involved, we would no longer have to pay these cost potentially hundreds of people could benefit from the creation of newly available housing, as it stands, no one is benefiting what so ever from it simply sitting unused and barren. I hope those with whom this decision rest can see the massive positive potential this rezoning would have for my family supporting our local work force and the Hahnville community at large. Thank you for your time.

Warren Austin, Jr. 332 Courthouse Lane Hahnville – I'm here opposing the rezoning from OL to RA1. I think one voice I think we all are standing opposing it. I think that's all I'm allowed to say right now. Am I allowed to say anymore?

Commissioner Keen – yes you have 3 minutes sir, you can say as much as you want in those 3 minutes.

Mr. Austin – ok I um, I walked off I don't know the depth of the, the length of the existing property but I went up to River Road Estates it's approximately the same width and depth and it's only 102 home up there, I went back to the subdivision here, there's only 111 there and I went to the subdivision down there it's still under development but there are only 60 homes we proposing to rezone to RA1 so we can put 207 that's not reasonable. I also walked the golf course they have existing pipes going under the railroad and they draining off into the swamp and the developers last time said they would put a retention pond with some type of valve to keep the water from coming back the main drain is by the railroad tracks here that subdivision and everything else drains to that one place it goes into the canal towards the back and that canal goes into the Vial canal and goes to the, it goes to Lake Catouche. The Hahnville canal goes to the district and goes to Lake Des Allemands, I fish, those canals have not been dugged out to my knowledge since Chris Tregre's administration and that's 6 Parish President's ago. The water is going to the district is plugged, it's only about 5-6 inches, um if we dig those canals out that would alleviate some of the water, take under consideration not only the traffic our schools are already over ruined with more people come more problems take inventory take inconsideration the schools, the traffic, the drainage, there's a lot of things we have to take into consideration. I don't think we could afford 207 homes, we could but the question is not could we, it's should we.

Raina Gair 595 Courthouse Lane – I'm also up here opposing, um although I feel on behalf of everybody else, we are sympathetic to the family's concerns about you know the cost that is for them I think they're not sympathetic to the residents of Courthouse Lane and house this is an issue. Um, I have spoke up a lot lately about the issues that have happened from the overgrown grass and that sort of thing, um although we would like something to happen we do not want residential homes put behind there it is a smaller community, it's a family community we already have a lot of flooding issues that occur um on a rainy day there's issues we always been told that this will cause more problems if there were to ever to be something built there, we do not want that as plainly stated as we can our children are used to everyone you know the area that would bring so much more trouble the school buses don't get home as it is until 4:30 for the younger kids because of so many different issues going on we notice it the other day when they the construction things that were going to Dow how much trouble that caused for the entire parish on this side of the river we don't need to add 200 and however many homes to add to that problem on a day to day basis that short time for those two days caused enough confusion the buses had to be rerouted there were so many different things parents had to race home from work to come get their kids there's so many different issues besides it being an inconvenience of funds for people we can't get fences put up you know there are so many different things that are just a problem that I think you know this has always been a family area we just don't want all the confusion of more people coming from different areas coming in bringing that traffic, you have to think the streets are so small and that's always been an issue that several parish presidents have brought up you would have to make so much construction and so many different things would need to change for that its gonna be an inconvenience for how many years down the line we already have construction issues throughout the parish do we need to add more things like that we have an alarming amount of new people coming in we are seeing more child molesters, more things of that sort when getting the notices in, I just don't feel comfortable as a parent having more, you having 200 and something families at least one to two people in the home that's just too much traffic coming in so its just, its overwhelming and it's not something we would like to have, um my mind kind of went blank so that's kind of all that I have right now to say about it but we are seriously opposed to it. The people that live there, that are renting no one would like to have this subdivision we don't feel that's it's beneficial to the residents at all and we already feel like we are silenced enough and that we don't get enough of a voice so in this matter we hope that you guys agree with us and opposed this, thank you.

Wilhelmina Simmons 214 Joe Louis Lane, right by 911 and I'm opposed to the subdivision, I think it would be too much traffic, I think that would have be one of the first things that I would want done to find out how much traffic that would be going back and forth if you put um a 100 something homes that at least two cars per home owners and we have a small street as she said it's a small street and so backing out of my yard Imma have to wait till they come out the subdivision I don't know where you know they coming out, I don't know if it's on the side or in the front but it would affect me and I am opposed. I'm not opposed to people having um a home to live in but um I think it's too many homes, you know.

Albert V. Joseph 242 Joe Louis Lane – I lived there all my life we never had problems with cars going up and down Flaggville Lane but if they build this subdivision and they have that many people and that many houses back there what's gonna be the exit point to get out of that subdivision they gonna make it to go in and come out the same way and exit to the left or exit to the right you know and like I say what's gonna become when they decide the rezone or we don't want the rezone alright cause now they gonna have to put these big pipes behind our houses, down Courthouse Lane and that is ahh what they call it, servitude pipes like 20, like they got in front the house you would have to put them behind the house too you know and how much land they gonna take to do this like I said if they gonna put a pond in the back how much area the ponds gonna cover before the track or after the track you know, like I said I walk this area all my life since I was a kid played on the golf course saw the water they had there but if they put houses there the water coming towards the Courthouse Lane, you know and if they have an exit point they say you cant ahh make an exit on ahh Old Spanish Trail ahh the subdivision behind Hahnville High they been trying to get a highway come through there the

evacuate but it hasn't happened yet you know and then they have land over there that's not developed if you rezone this it gonna be a whole lot of changes that got to be done, digging and moving people you know so it's just like these last people said ahh we not gonna be able to deal with that down Flaggville Lane because we been there quiet all our life and we don't need a bunch of people coming and it all depends on how many houses you put there, what kind of houses it gonna be are they gonna be low income houses or they gonna be how wide the lots gonna be how many they putting next to each other, you know, all that got to be considered, alright. And the main thing is they gonna have too many houses going up back there in that area like them people say, that's too many, ok but I don't want we don't want no rezone my momma live back there and she 91 years old and it's a quiet area don't have no people flying up and down the street, loud music they got some coming but we control them to a certain extent if they get out a way ya dial 911 for the police for them don't come down Flaggville Lane with all that noise all hours of the night when people trying to sleep. Thank you.

Connie Johnson 209 Pioneer St. Hahnville – and I am opposed to the rezoning and I'm actually speaking today on behalf of Historic Bethlehem Baptist Church which is a church that's off of River Road and that's been there for a very very long time, our membership is steadily growing we have a lot of members that come out to our service and also our bible study on Wednesday almost 80 to 100 people and that's a lot of cars in that area, in that little area the street for Bethlehem is very small as it is so we already have a lot of traffic there so just to be having more houses and homes with two people probably with two cars in and out on a daily basis that's gonna bring extra clutter we have a lot of weddings there, we have a lot of funerals at that church and that street on that side is people need that parking already so just to have people in and out there I just think it's gonna be too much clutter. So, I just wanted to speak on behalf of Bethlehem, Historic Bethlehem Baptist Church that you know we do we would like to oppose this rezoning. Thank you so much for your time.

Michael Colly 446 Courthouse Lane Hahnville – I wanna know what they gonna do with the water. Right behind my house they built a subdivision back in Home Place they was suppose to either drain or put drain going to the track back there what they did they left the woods and put a pipe underneath there they came in my ditch my kids use to ride through there with the 3 wheel bike the ditch is about 6 feet deep now they come put pipes to stop me from losing my land I lost 5 feet of my land, shed about to go in the ditch that water wasn't supposed to come through there. Where all that water gonna go? That water gets this high. I got cross tires back there when it rains plenty them cross tires be way in the back, back there, by the track I got to get them. So, my problem is, where the water gonna go? See when the water gets in that ditch it comes in my yard. If they built more subdivisions what they gonna do with the water over there. I just have a problem with the water. Michael Colly.

Vanessa Jackson 366 Pioneer Dr. – I'm objecting to the rezoning, my concern as well is flooding on a normal basis a lot of rain, constant rain the water is very close to getting in my home. So, 207 homes would affect that just like Mr. Colly said about the concern about the water. So, I'm objecting to the rezoning of it. Thank you.

Dianna Burrell 317 King St. Hahnville -my concern is drainage, and when I bought the property in the 70's we were told that we would never flood we were in a high area of course I flooded three times and you cannot get anyone to help you, the insurance companies you have to fight with them, the parish does not help you. There is a canal behind my house, so even if you put a canal a reservoir a drainage area what happens to the overflow water and then if you build another subdivision in the Melancon area and so now you have another reservoir holding water, what happens to that overflow, while I'm in the middle so who's going to catch he water, me. Can I afford to flood anymore? No. I even applied for the grant to raise the house well St. Charles Parish is with Jefferson Parish so we don't get the grants most of them are given to Jefferson Parish so what are we expected to do. Who's supposed to help us? And when will they help us? And we're supposed to take it on face value that we will not flood, but we've all been through this with the flooding. So, what now? So, who's going to help us when we flood? Who's going to be there? That's all I have to say.

Joan Dee 359 King St. – and my concern is flooding as the other’s had said. If they build 200 something homes like they said where is the water going to go. I’m flooding just like the previous person said, flooding already so they build 200 something homes where is the water going to go, my concern is drainage and I oppose the subdivision and that’s all I have to say.

Lisa Gross 224 Pioneer Dr. – my concern also is the drainage and when I look at the situation just traveling down the street, down Courthouse Lane two cars can hardly pass each other on that street. We also have a concern that last time we was here the Parish President brought up servitude taking our property to help make this possible, it’s not fair. I understand their concerns, but our concerns are real too. We have been living back here a long time, we have family property, we put up a lot with the drainage, with the small street one way in, one way out. It’s time for our voices to be heard and for you to look at our situation back here. We live back here, so we know what’s going on and we just ask you to be considerate and take in account if it were you living in this area would you want someone to come in with 200 more homes, not considering all the value that we already have established in this small community. Please hear our voice tonight. Thank you.

Juan Byrd 496 Longview Dr. Destrehan – I however, have grown up right down Courthouse Lane I know about all these people and my family still has property located down the Courthouse Lane and um, I think I, well I know I speak for all of them when I say that we are opposed to any changes in the current as the current zoning is for all the reasons that have been cited by each of the previous speakers, I stand in agreement on that and I also say that the congestion and potential crime from adding 207 homes needs to be taken into consideration. This area is not big at all when you look at from the beginning of Courthouse Lane to the end of Joe Louis Lane, it’s not big at all and to try to congest 200, well over 200 homes in there, it just does not make sense and of course you indicate something about it would only change from open to R 6,000 or something that would be the first step in order to grant a permit to begin building homes. So, for the reasons cited from the others and the reasons I cited, I stand opposed.

Micha Colly 475 Courthouse Lane – Hi I’m opposed, for all the reasons that everyone else has already stated. But in addition to that when making the decision about building additional homes we also have to consider that currently we don’t have any property and causality options and this is one of the reasons we don’t have options because we are consistently flooding and you going into this project knowing that there will be flooding just actually hurts the state as a whole, not just our community because it’s consistently putting claims out there, so like I said, it doesn’t just hurt us it actually hurts the state because there is so much flooding that is going on. Thank you.

The public hearing was closed. (Commissioner Keen’s mic is not on)

Commissioner Price – Yes, I have some questions and comments. It seems eerily similar to something we’ve been through before right and far worse. Well, um, I’ll do this out of respect for our colleague who asked up to postpone and because I have other questions myself, I will make a motion to postpone this hearing, to table it and maybe we get some answers from the public utility officials as far as drainage, surveys, school surveys, traffic surveys cause this seem like something we been through before but far worse. So, I make a motion to table it.

Commissioner Keen (mic not on)

Mr. Albert – Well in this instance I would start by motion on the floor opening for discussion, but to your question there is no obligation on the applicant’s behalf to have those answers currently in this stage of the application. The questions that you are asking about come from the major subdivision, so regardless of the zoning at the moment whether it stay’s Open Lane or is zoned R1A the applicant could apply for a major subdivision, at which point those things would have to be provided. I think the applicant could probably speak on some of their intentions regarding draining and traffic connections I know they did that during the town hall

meeting, many of the residents were present, a few council people were there as well, but the question is really on the rezoning at the moment.

Commissioner Keen – mam, no the public hearing is closed. (someone in the audience was speaking)

Commissioner Frangella – so um, I'm with Ryant that Marilyn requested it, and I'd like to honor the request that we postpone it.

Commissioner Keen – so is there a motion? Motion Ryant, seconded by Carmine.

Mr. Albert – well with the postpone requirement, I mean right now all going to happen is for us to put it back on agenda, if there is a specific thing you want the applicant to bring to the next meeting I ask that you state that for them and tell them what you want to see brought before you, before the next hearing.

Commissioner Keen – So we have a motion to request for a greater

Mr. Albert – I mean you can vote on the motion now and just direct the applicant.

Commissioner Keen – direct the applicant as into a greater realization of what they have planned and entitled, we have so many different numbers of houses being thrown up, no plans on drainage ponds or everything else so we have a motion and a second for postponement. So, this is a motion, this is a vote to postpone till next meeting.

Commissioner Keen – so this motion has been postpone until the next meeting, so hopefully the applicant can present at that time so we can submit some questions between now and then to be able to have more information at the next meeting.

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

NAYS: NONE

ABSENT: ROSS, PETIT

POSTPONED

Mr. Albert – so the Commission will direct any questions they may have.

Commissioner Keen – to your office that way y'all can submit to them and not a whole rigamoro.

Mr. Albert – ok

Commissioner Frangella – I do have one question, Michael. Is it anything that when they have something like this that you said took place and you said they had a couple parish officials there and all, that we could be invited to where we could hear for or is that against protocol because we suppose to have public hearing only, with us to hear it.

Mr. Albert – well the town halls are scheduled by the Council secretary that's not something we have any control over here, so um I think Councilwoman Gordon scheduled that one. I don't have an answer for you beside that.

Commissioner Frangella – ok, no problem.

Unfinished/Old Business-

New Business-

Minutes- (March 7th and April 4th minutes were approved)

Adjourn

