

CALL TO ORDER
PLEDGE OF ALLEGIANCE

MEMBERS PRESENT: Jack Keen, Richard Folse, Jr., Carmine Frangella, Ryant Price, Randy Petit, Jr., Marilyn Ross

MEMBERS ABSENT: James Krajcer, Jr.

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

2024-25-ADM requested by Terrance Dunmiles and Marella Narcisse for a lot line adjustment requiring a waiver, 161-167 Kennedy Street, Ama. Zoning District R-1A. Council District 2.

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

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

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

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

2024-9-MIN requested by Bruce Butler for a resubdivision of two lots into three, corner of Vans Lane and Ninth Street, New Sarpy. Zoning District R-1A(M). Council District 6.

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

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

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

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

2024-10-MIN requested by Trenell and Eric Gilmore for a resubdivision of two lots into four, 382, 386, and 400 Adams Street, Killona. Zoning District R-1A(M) and R-2. Council District 1.

Ms. Vittur- read the staff report, and the department recommends denial.

Applicant – Trenell Gilmore 386 Adams St. Killona – stated her case.

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

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

YEAS: KEEN, PRICE, FRANGELLA, FOLSE, PETIT, ROSS
 NAYS: NONE
 ABSENT: KRAJCER
POSTPONED

2024-3-SPU requested by Mary Ann Bourgeois for a modular home in an R-1A zoning district, Lot 21A-1, Milling Avenue, Luling. Council District 2.

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

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

Applicant – Todd Galland 109 Meridith Place Hahnville – stated his case.

Against – Donna Price 610 Milling Ave. Luling

Favor – Richard Whitney

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

YEAS: KEEN, PRICE, FRANGELLA, FOLSE, PETIT, ROSS

NAYS: NONE

ABSENT: KRAJCER

PASSED

2024-4-SPU requested by Bobby Gorman Sr. for St. Charles Recycling, Inc. for minor automotive repair in a C-2 zoning district, 15396 Highway 90, Paradis. Council District 4.

Mr. Badgerow – read the land use report, and the department recommends approval with the following stipulations:

- The parking area improvements must be done in conformance with Appendix A., Section VIII. – Site Design Requirements.
- The parking area shall not be used for the storage, repair, dismantling, or servicing of any vehicles, equipment, materials, or supplies.
- All tires and other equipment related to the operation of the tire shop must be stored within the building. Open storage is not permitted in C-2.

The public hearing was open.

Applicant – Lynette and Bobby Gorman Scorpio St. Hahnville – stated their case.

Against – Mr. Wolf

The public hearing was closed.

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

YEAS: KEEN, PRICE, FRANGELLA, FOLSE, PETIT, ROSS

NAYS: NONE

ABSENT: KRAJCER

PASSED

2024-2-SE requested by the St. Charles Parish School Board/Dpt. of Parks and Recreation for a park under R-1A zoning requiring a waiver from permanent dust-free paving for off-street parking, 279 Ashton Plantation Boulevard, Luling. Council District 7.

Mr. Albert– read the staff report, and the department recommends approval.

The public hearing was open.

Mile Bingham -St. Charles Soccer in favor.

W. J. Roussell, Jr. 608 Gassen St. Luling – concerned how close the parking lot will be to the Gassen St. side.

Tammy Fauchaux – 606 Gassen St. Luling – concerned where the parking lot will be.

The public hearing was closed.

Commissioner Price made a motion to consider, second by Folse.

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

2023-4-MAJ requested by Todd Trosclair for 310 Development, LLC for Preliminary Plat approval of PLANTATION BUSINESS CAMPUS SECTION 3, a 17 lot commercial/industrial subdivision, W. Alpha Drive and W. Campus Drive, Destrehan. Zoning District C-2 and M-1. Council District 2.

Mr. Welker – read the staff report, and the department recommends approval, inclusive of the required Block Length/Ingress-Egress waivers as referred to under the Findings section of the report.

Applicant – Joel Chaisson for 310 Development, LLC – 160 Avenue of Oaks Destrehan, stated his case.

The public hearing was open.

Walter Pile Destrehan – questions regarding large truck turn around.

Michael Tabb Murray Architect River Road – explained there is no issue with large trucks turning around, it’s being utilized daily for other businesses in the area.

Commissioner Frangella – ask about the soil samples.

Mr. Chaisson – stated that they have worked with DEQ to bring into compliance.
The public hearing was closed.

Commissioner Ross made a motion to consider, second by Folse.

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

2023-4-MAJ requested by Todd Trosclair for 310 Development, LLC for Preliminary Plat approval of PLANTATION BUSINESS CAMPUS SECTION 3, a 17 lot commercial/industrial subdivision, W. Alpha Drive and W. Campus Drive, Destrehan. Zoning District C-2 and M-1. Council District 2.

Mr. Albert – Thank you Mr. Chairman. We start with the recently approved so to speak Comprehensive Plan from the Planning Commission one of the direct-action items is to conduct a corridor plan for Hwy. 90 to address design standards for the corridor. Responding to this the Parish administration contracted with NY Associates to develop a Hwy. 90 overlay zone between I-310 north on ramp in Boutte and Willowdale Blvd. in Luling. Working closely with the department and conducting meetings attended by corridor stakeholders, DOTD representatives, local elected officials and the general public the St. Charles Parish corridor overlay zone revised June of this year was developed. This ordinance the overlay zone includes new standards for Hwy. 90 primarily addressing landscaping, building design and signage it sets forth improvements for site plans, site plan review process added under the site design requirements section of the zoning ordinance and generally applicable across the parish. It also adds corresponding definitions to the sign regulation section of the zoning ordinance. In short,

this will create a uniform design standard that allows for developers to slowly improve their commercial buildings throughout the designated portion. I've spoken with a few of you individually I know that there are some comments generally related to proof reading and some other questions. So, what we are asking tonight is for favorable recommendation to take this to the parish legislative committee on the 22nd. I have spoken with the parish council secretary if we can get any comments you might have regarding proof reading or anything else in by close of business on the 15th, we can have that set properly for that agenda. I'll turn it over for any questions. One other thing, out contracting partners are here tonight so if there's any specific questions about the design standards, choices for how this is implemented, there here to assist with those as well.

Commissioner Petit – any questions from commissioners before we open the public hearing.

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

Commissioner Keen – One quick question. This will be for new construction, or will this be retroactive another words will other have to come into compliance that are already existing?

Mr. Albert – This will be for new construction and renovations and redevelopment of certain scope and size.

Commissioner Keen – Got it.

Commissioner Petit – So similar to Hurricane damage if it's over 50% there will be a threshold.

Mr. Albert – Very similar, yes.

Commissioner Petit – How invasive would that threshold be, the improvements need to meet or if it's a blue building for example and damaged they have to fix the roof they have to replace the roof to meet the standards but do they have to bring the existing building all up to these standards?

Mr. Albert – I think there is an exemption for natural disasters, but if they were to add substantial addition on to that building that met those thresholds in the code, then yes, the facade and everything else would come into compliance at that point.

Commissioner Petit – Ok. Other questions, comments? And for me I talked to Michael, and I will send you some feed back and just for the committee there some clarification I guess, there's a couple of shall statements which means you have to do it and then the next it's followed by but if you don't you should do this, so I think those two things conflict each other. So, I'll point out at least the areas I see that of concerns. This feels like a pretty drastic change right, from what we are. I like the spirit of it, but I'm concerned about how invasive this could be to some of the businesses.

Mr. Albert- It is a substantial change, it is a large scale overlay zone on a substantial number of properties, there is no getting around that, but we do have input from those stakeholders they have in general attended meetings or have been made aware of it, we have had one legislative committee meeting already it's going back so if there are any comments, you know taking the shall down to an advisory comment or something like that we can and will present those to the council.

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

YEAS: KEEN, PRICE, FRANGELLA, FOLSE, PETIT, ROSS

NAYS: NONE

ABSENT: KRAJCER

PASSED

Unfinished/Old Business-
New Business-
Minutes- (June 6, 2024 were approved)
Adjourn