

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.

2024-9-HOP requested by Matthew Dauphin for a home occupation – “M. Dauphin Professional Engineering, LLC” at 205 Debbie Court, Luling. Council District 7.

Mr. Badgerow– 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-HOP requested by Matthew Lucas for a home occupation – “Electrical Field Contractors, LLC” – at 410 St. Rose Avenue, St. Rose. Council District 5.

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

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

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

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

2024-14-MIN requested by Rhett LaFleur for Occidental Chemical Corporation for a resubdivision of one lot into two, 17245 River Road, Taft. Zoning District M-2 and O-L. Council District 1.

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

Commissioner Frangella made a motion, second by Ross.

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

2024-6-SPU requested by Stafford Lucky on behalf of Power LG, LLC for Automobile Fleet Services (dispatch location) in a C-3 zoning district, 13385 Highway 90, Boutte. Council District 4.

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

- **Outdoor storage areas must not encroach beyond the primary front building line of the principle structure, or into required setbacks and buffer areas.**

- **Require permanent, hard-surface pavement for the additional driveway providing access to the outdoor storage space.**
- **Require enclosure of the outdoor storage area, shielding its view from the public right-of-way and adjacent residences**
 - **This could be subject to permissions regarding the L.P&L right-of-way. If permission is not received and the ability to provide enclosure is limited, this must be documented in writing and submitted to the department.**
- **Storage of vehicles and equipment should be limited to those used exclusively for the operation of Power LG, LLC.**
- **Operations should be limited to that of a dispatch location for Power LG, LLC.**
- **Any department recommendations approved with this request must be shown on an updated site plan to be filed with the approval and attached to the occupancy permit.**

Applicant – Stafford Lucky 558 Cypres Dr. – stated his case.

The public hearing was open.

Sidney Stable – 159 Cottage Dr. Luling – **OPPOSED**

The public hearing was closed.

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

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

NAYS: NONE

ABSENT: KRAJCER

PASSED

2024-7-SPU requested by Brad and Anna Keller for an Accessory Dwelling Unit in an R-1A zoning district, 121 Lake Catherine Drive, Luling. Council District 7.

Ms. Vittur – read the land use report, the department recommends approval contingent on receipt of a revised plan showing the ADU is no way connected to the primary structure.

Applicant – Brad Keller 121 Lake Catherine Dr. stated his case regarding the waiver and setback.

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

Commissioner Keen made a motion to approve with stipulation, receipt of revised plans showing ADU is not attached to the main structure, second by Folse.

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

NAYS: NONE

ABSENT: KRAJCER

PASSED

2024-19-R requested by Michael Ezimuo and Kristen Guilford for a change of zoning from R-1A to R-1A(M) on Lot 2, Block 11, Ama Section 33 Subdivision, 11001 River Road, Ama. Council District 2.

Mr. Welker – Yea the department finds this request to go from R-1A to R-1A(M) meets the first and third guidelines, by meeting 2 of the 3 criteria we can recommend approval. Regarding the first guideline the subject area is designed low to moderate residential which includes the R-1A(M) zoning district as a recommended zoning district so it conforms to the Comprehensive Plan we also don't considered it a spot zone because it would expand upon a large R-1A(M) district directly adjacent to it. On criteria three, the R-1A(M) district which the main distinction is it permits manufactured homes as a by right use, complies or is conforming with surrounding area the site is basically between a large heavily wooded undeveloped track and R-1A(M) zoned area

that is developed with manufacture homes already so it wouldn't be out of place where its being located so it meets that criteria and like I said it meets the first and third we recommend approval.

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, FOLSE, PETIT, ROSS

NAYS: NONE

ABSENT: KRAJCER

PASSED

Unfinished/Old Business-

New Business-

Minutes- (September 5, 2024 were approved)

Adjourn