

**PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA,
TAKEN AT A REGULAR MEETING ON WEDNESDAY, JANUARY 28, 2015**

The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session at the Courthouse in Convent, Louisiana on Wednesday, January 28, 2015 at 6:00 p.m.

PRESENT: G. Millet, St. Pierre, D. Millet, Boudreaux, Louque, Dennis, Matherne, and Poche'

ABSENT: Scott

OTHERS IN ATTENDANCE: Blaise Gravois

MINUTES

Motioned by Matherne and seconded by Boudreaux to accept the minutes of the previous regular meeting as presented. Motion carried.

CORRESPONDENCE

None

OLD BUSINESS

1. **Etta Ruiz Family Resubdivision (Plot #: 13-01)** - Represented by Mr. Robert Ruiz - Requested final approval of the resubdivision of Lot 2, Block H into three (3) lots. The property is located in Sections 53, 54, 56, 80 & 81, T-12-S, R-4-E in Paulina, Louisiana, designated as Lots 2A, 2B, and 2C on a survey by Riverlands Surveying Company, dated November 29, 2012. Motioned by St. Pierre and seconded by Boudreaux to grant final approval of lots 2A, 2B, and 2C, pending letter of no objection from LaDHH and the deliverance of CAD file. Motion carried.

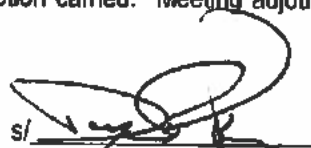
NEW BUSINESS

1. **Brian Bourgeois Family Resubdivision (Plot #: 15-01)** - Represented by Mr. Brian Bourgeois. Requested approval of the resubdivision of Lot 1A of Longview Sugar Plantation into four lots and one parcel row. The property is located in Sections 8 & 83, T-11-S, R-5-E in Grand Point, Louisiana, designated as Lots 1-1A, 2-1A, 3-1A, 4-1A and one parcel row on a survey by Riverlands Surveying Company, dated October 21, 2014. Motioned by D. Millet and seconded by Poche' to grant final approval of the resubdivision of Lot 1A into Lots 1-1A, 2-1A, 3-1A, 4-1A for limited public sale, and one parcel row, pending letter of no objection from LaDHH and the deliverance of CAD file. Motion carried.
2. **Portion of Truxillo Property (Plot #: 15-02)** - Represented by Mark Maher - Requested an access to Louisiana Hwy 70. After a discussion, the commission decided not to take action until further research on the right-of-way of the waterline is performed.

ADJOURNMENT

Motioned by Matherne and seconded by Louque to adjourn. Motion carried. Meeting adjourned at 6:25 p.m.

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Glen Millet, Chairman

sl 
Darryl St. Pierre, Secretary

**PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA,
TAKEN AT A REGULAR MEETING ON WEDNESDAY, FEBRUARY 25, 2015**

The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session at the Courthouse in Convent, Louisiana on Wednesday, February 25, 2015 at 6:00 p.m.

PRESENT: G. Millet, St. Pierre, D. Millet, Boudreaux, Louque, Matherne, and Scott

ABSENT: Dennis and Poche'

OTHERS IN ATTENDANCE: Ryan Donadieu and Blaise Gravois

MINUTES

Motioned by Boudreaux and seconded by Scott to accept the minutes of the previous regular meeting as presented. Motion carried.

CORRESPONDENCE

Michael Brassett of Yuhaung Chemical, Inc. delivered information packets for next month's meeting.

OLD BUSINESS

None


NEW BUSINESS

1. **Resubdivision of Lots within Phase II of Bellevue Lakes (Plot #: 15-03)** – Represented by Harold Flynn, Jr. - Requested final approval of the resubdivision of Parcel B of Phase I and Lots 1,2,3, 15, 16, 17, 18, 19, 20, 26, 27, 38, 42, 43, 44, 45, 46, Parcel A, Parcel B, Parcel D, Parcel E, and Parcel F of Phase II into Parcel B2 of Phase I and 14 lots and two parcels of Phase II. The property is located in Sections 70, T-11-S, R-5-E in Paulina, Louisiana, designated as Parcel B2 of Phase I and Lots 2A, 3A, 15A, 16A, 18A, 19A, 20A, 26A, 27A, 38A, 42A, 43A, 45A, 46A, Parcel A1 and Parcel B1 of Phase II on a survey by Riverlands Surveying Company, dated November 5, 2014. Motioned by St. Pierre and seconded by Boudreaux to grant final approval of the resubdivision of Lots 2A, 3A, 15A, 16A, 18A, 19A, 20A, 26A, 27A, 38A, 42A, 43A, 45A, 46A, Parcel A1 and Parcel B1 of Phase II for public sale, pending no objection from LaDHH and the deliverance of CAD file. Motion carried.

ADJOURNMENT

Motioned by Scott and seconded by Matherne to adjourn. Motion carried. Meeting adjourned at 6:15 p.m.

s/ 
Glen Millet, Chairman

s/ 
Danny St. Pierre, Secretary

PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON WEDNESDAY, March 25, 2015

The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session at the Courthouse in Convent, Louisiana on Wednesday, March 25, 2015 at 6:00 p.m.

PRESENT: G. Millet, St. Pierre, D. Millet, Boudreaux, Louque, Dennis, Matheme, Baliste, and Poche

ABSENT: None

OTHERS IN ATTENDANCE: Ryan Donadieu, Blaise Gravois, and Tyler Jasmin

MINUTES

Motioned by Matheme and seconded by Poche' to accept the minutes of the previous regular meeting as presented. Motion carried.

CORRESPONDENCE

A letter dated March 17, 2015 from Dr. Alonzo Luce, Superintendent of St. James Parish School Board, for the appointment of Mr. Tyler Jasmin to St. James Parish Planning Commission.

OLD BUSINESS

None

NEW BUSINESS

1. **YuHuang Chemical, Inc. (Item #: 14-18 and Plot #: 15-07)** - Represented by Mr. Bliss Higgins, Mr. Charlie Yao, CEO of YuHuang Chemical, Inc., Mr. Jerry Jones and Dr. Luce, Superintendent, St. James Parish School Board - Requested final approval to construct and operate Phase I of a methanol plant in St. James, Louisiana. The project was reviewed and determined to be in conformity with the Parish Land Use Plan under Ordinance 14-03, Section 86-37(d)(f). Motioned by Matheme and seconded by Poche' to grant a conditional approval to construct and operate Phase I of a methanol plant under Ordinance 14-03, Section 86-37(d)(f), pending a final agreement between the St. James Parish School and YuHuang Chemical, Inc. in relocating St. James High School, letter of no objection from LaDHH, and deliverance of CAD file. Motion carried by a unanimous vote in favor.
2. **Vacherie Maintenance Management, Inc. (Plot #: 15-04)** - Represented by Mr. Tre Chauvin and Mr. Leonard Chauvin - Requested approval of the resubdivision of property into two tracts. The property is located in Sections 2, 11 & 46, T-13-S, R-17-E, designated as Tract 1 and Tract 2 on a survey by Leonard Chauvin P.E., P.L.S., Inc., dated March 10, 2015. The property is located along Highway 20 in Vacherie, Louisiana. Motioned by Matheme and seconded by Baliste to grant final approval of Tract 1 and Tract 2 for public sale, pending a letter of no objection from LaDHH, and the deliverance of CAD file. Motion carried.
3. **Simon & Gerald Schexnayder Subdivision/Adolph Amedee Subdivision - (Plot #: 15-05)** - Represented by Mr. Jules Toups, Jr. - Requested approval of the resubdivision of three (3) lots. The property is located in Section 34, T-13-S, R-18-E, designated as Lot A, Lot B, and Lot C on a survey by Jules A. Toups, Jr., LLC, dated February 21, 2015. The property is located along Nette Street in South Vacherie, Louisiana. Motioned by Baliste and seconded by Matheme to grant final approval of Lot A and Lot B for public sale, and Lot C for limited public sale, pending a letter of no objection from LaDHH, and the deliverance of CAD file. Motion carried.
4. **Resubdivision of the Ten-R Company, Inc. (Plot #: 15-06)** - Represented by Mr. Tre Chauvin - Requested approval of the redivision of Tract 2-1, Tract 2-2 and Tract II-A. The property is located in Section 49, T-13-S, R-17-E, designated as Tract 2-1, Tract 2-2, and Tract II-A, on a survey by Leonard Chauvin P.E., P.L.S., Inc., dated March 10, 2015. The property is located along Highway 3127 in Vacherie, Louisiana. Motioned by D. Millet and seconded by Dennis to grant final approval of the redivision of Tract 2-1 for agriculture use, Tract 2-2 for residential sale, and Tract II-A as agricultural, pending a letter of no objection from LaDHH, and the deliverance of CAD file. Motion carried.
5. **Elie Jackson Property - (Plot #: 15-07)** - Represented by Mr. Elie Jackson - Requested a letter of no objection under Ordinance 14-03, Section 86-37(e) for an approval of commercial use for propose establishment. The property is located in Section 25, T-12-S, R-17-E along Highway 18 and designated as residential growth on the Parish Land Use Map. Motioned by Matheme and seconded by Dennis to recommend approval as an allowable use under Section 86-37(e) of the Parish Code of Ordinances, since the proposed use is compatible with the surrounding uses and adverse impacts of the use are inconsequential to the Parish Council for this project as commercial use. Motion carried.

ADJOURNMENT

Motioned by Batiste and seconded by Boudreaux to adjourn. Motion carried. Meeting adjourned at 6:45 p.m.

Glen Millét

Glen Millét, Chairman

Dany St. Pierre

Dany St. Pierre, Secretary

PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON WEDNESDAY, APRIL 29, 2015

The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session at the Courthouse in Convent, Louisiana on Wednesday, April 29, 2015 at 6:00 p.m.

PRESENT: G. Millet, St. Pierre, D. Millet, Boudreaux, Louque, Dennis, Matherne, and Poche

ABSENT: Batiste

OTHERS IN ATTENDANCE: Ryan Donadieu and Blaise Gravois

MINUTES

Motioned by Matherne and seconded by Boudreaux to accept the minutes of the previous regular meeting as presented. Motion carried.

CORRESPONDENCE

None

OLD BUSINESS

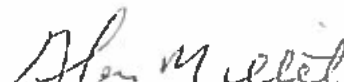
None


NEW BUSINESS

1. **Yolande Schexnayder Partition (Plot #: 15-08)** - Represented by Ms. Sonia Louque - Requested approval of the resubdivision of Lot 1-B into eight (8) lots. The property is located in Section 81, T-11-S, R-4-E, designated as 1-C, 1-D, 1-E, 1-F, 1-G, 1-H, 1-I, and 1-J on a survey by Riverlands Surveying Company, dated April 21, 2015. The property is located along Highway 3125 in Paulina, Louisiana. Motioned by Louque and seconded by Poche' to grant final approval of the resubdivision of lots 1-C, 1-D, and 1-J for limited public sale, and lots 1-E, 1-F, 1-G, 1-H, and 1-I for family subdivide, pending letter of no objection from LaDHH and the deliverance of CAD file.
2. **Bellevue Lakes Subdivision, Phase 2 – Vickie & Lynda Daigle Property (Plot #: 15-09)** - Represented by Mr. Jeffrey Holley - Requested a variance of the property line setback restrictions to allow installation of an in-ground pool. The property is located in Section 70, T-11-S, R-5-E in Paulina, Louisiana. Motioned by Matherne and seconded by Poche' for denial of variance due to property not meeting setback requirements. Motion carried.
3. **Kenneth G. Hymel, III Property Resubdivision - (Plot #: 15-10)** - Represented by Mr. Kenneth Hymel, III - Requested approval to combine two lots into one. The property is located in Section 18, T-13-S, R-18-E, designated as Lot 1-KGH on a survey by Riverlands Surveying Company, dated April 9, 2015. The property is located along Shell Hill Lane in South Vacherie, Louisiana. Motioned by Matherne and seconded by Boudreaux to grant final approval of Lot 1-KGH public sale, pending a letter of no objection from LaDHH, and the deliverance of CAD file. Motion carried.

ADJOURNMENT

Motioned by D. Millet and seconded by Louque to adjourn. Motion carried. Meeting adjourned at 6:30 p.m.

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Glen Millet, Chairman

sl 
Daphny St. Pierre, Secretary

PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON WEDNESDAY, MAY 27, 2015

The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session at the Courthouse in Convent, Louisiana on Wednesday, May 27, 2015 at 6:00 p.m.

PRESENT: G. Millet, St. Pierre, D. Millet, Boudreaux, Louque, Dennis, Matheme, and Poche

ABSENT: Batiste

OTHERS IN ATTENDANCE: Ryan Donadieu, Blaise Gravois, and Tyler Jasmin

MINUTES

Motioned by Poche' and seconded by Boudreaux to accept the minutes of the previous regular meeting as presented. Motion carried.

CORRESPONDENCE

None

OLD BUSINESS

None

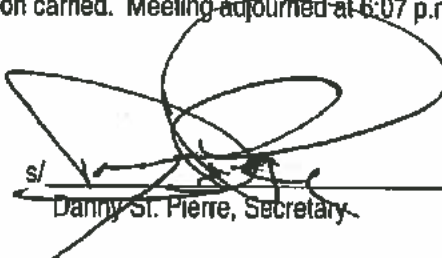
NEW BUSINESS

1. **J. Edward Falgoust Partition Family Resubdivision (Plot #: 15-11)** - Represented by Ms. Kathy Ponville – Requested approval of the resubdivision of Lot G-3 into three lots. The property is located in Sections 13 & 14, T-13-S, R-17-E, designated at Lot 1-G-3, Lot 2-G-3, and Lot 3-G-3 on a survey by Riverlands Surveying Company, dated April 28, 2015. The property is located along Louisiana Highway 644 in Vacherie, Louisiana. Motioned by Matheme and seconded by Dennis to table item due to the lack of information on the plat plan. Motion carried.
2. **Aimee Brady and Robert A. Millet Resubdivision (Plot #: 15-12)** - Represented by Mr. Rene Millet - Requested approval of the resubdivision of two tracts into three tracts. The property is located in Section 22, T-12-S, R-5-E, designated as Tract A, Tract B, and Tract C on a survey by Professional Land Surveyor, dated May 14, 2015. The property is located along Louisiana Highway 44 in Paulina, Louisiana. Motioned by St. Pierre and seconded by Poche' to grant final approval of Tract A, Tract B, and Tract C for public sale, pending a letter of no objection from LaDHH, and the deliverance of CAD file. Motion carried.

ADJOURNMENT

Motioned by Matheme and seconded by Louque to adjourn. Motion carried. Meeting adjourned at 6:07 p.m.

s/ 
Glen Millet, Chairman

s/ 
Danny St. Pierre, Secretary

PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON WEDNESDAY, JUNE 24, 2015

The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session at the Courthouse in Convent, Louisiana on Wednesday, June 24, 2015 at 6:00 p.m.

PRESENT: G. Millet, St. Pierre, D. Millet, Louque, Matheme, Batiste, and Poche

ABSENT: Boudreaux, Dennis

OTHERS IN ATTENDANCE: Ryan Donadieu and Blaise Gravois

MINUTES

Motioned by Batiste and seconded by Louque to accept the minutes of the previous regular meeting as presented. Motion carried.

CORRESPONDENCE

None

OLD BUSINESS

YuHuang Chemical, Inc. (Plot #: 15-07) - Represented by Mr. Michael Brassett - YuHuang Chemical, Inc. and St. James Parish School Board were in agreement for YuHuang Chemical to purchase and relocate St. James High School and to finalize the approval to construct Phase I of a methanol plant. Motioned by Matheme and seconded by Batiste to approve the construction of Phase I of a methanol plant in accordance with Ordinance 14-03, Section 86-37(d)(1). Motion passed.


NEW BUSINESS

1. Harry Brazan Tract Resubdivision (Plot #:15-13) - The property is located in Section 42, T-13-S, R-17-E. No action was taken due to lack of representation.

ADJOURNMENT

Motioned by Batiste and seconded by Matheme to adjourn. Motion carried. Meeting adjourned at 7:20 p.m.


Glen Millet, Chairman


Danny St. Pierre, Secretary

PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON WEDNESDAY, JULY 29, 2015

The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session at the Courthouse in Convent, Louisiana on Wednesday, July 29, 2015 at 8:00 p.m.

PRESENT: G. Millet, St. Pierre, D. Millet, Boudreaux, Louque, Dennis, Matheme, Batiste, and Poche

ABSENT: None

OTHERS IN ATTENDANCE: Ryan Donadieu and Blaise Gravois

MINUTES

Motioned by Matheme and seconded by Batiste to accept the minutes of the previous regular meeting as presented. Motion carried.

CORRESPONDENCE

None

OLD BUSINESS

1. **J. Edward Falgout Partition Family Resubdivision (Plot #: 15-11)** - Represented by Ms. Kathy Ponville - Requested approval of the resubdivision of Lot G-3 into three lots. The property is located in Sections 13 & 14, T-13-S, R-17-E, designated as Lot 1-G-3, Lot 2-G-3, and Lot 3-G-3 on a survey by Riverlands Survey Company, dated April 28, 2015. The property is located along Highway 644 in South Vacherie, Louisiana. Motioned by Batiste and seconded by Matheme to grant preliminary approval of family resubdivision of Lot 1-G-3 as public sale, and Lot 2-G-3 and Lot 3-G-3 as family subdivision. Motion carried.
2. **Harry Brazan Tract Resubdivision (Plot #: 15-13)** - Represented by Mr. Craig Waguespack - Requested approval of the resubdivision of Tract 16 into two tracts. The property is located in Section 42, T-13-S, R-17-E, designated as Tract 16A and Tract 16B on a survey by Riverlands Surveying Company, dated June 4, 2015. The property is located along Highway 644 in Vacherie, Louisiana. Motioned by Batiste and seconded by Dennis to grant final approval of Tract 16A as public sale and Tract 16B as limited public sale, pending a letter of no objection from LaDHH, and the deliverance of CAD file. Motion carried.

NEW BUSINESS

1. **Zen-Noh Grain Corporation (Item #:15-14)** - Represented by Mr. Eric Slater - Requested approval to construct an additional dock in Convent, Louisiana. The project was reviewed and determined to be in conformity with the Parish Land Use Plan under Ordinance 86-37 (e) (f).

Mr. Glen Millet, chairman, opened the floor for public comments. There were none. Motioned by St. Pierre and seconded by Boudreaux to grant final approval to construct an additional dock in Convent, Louisiana for industrial use in accordance to Parish Land Use Plan under Ordinance 86-37 9 (e) (f), pending a letter of no objection from LaDHH, and the deliverance of CAD file. Motion carried.

2. **Bellevue Lakes Resubdivision, of Lot 38A and Parcel B1, Phase 2 (Plot #15-15)** - Represented by Travis Troclair - Requested approval of the resubdivision of Lot 38A and Parcel B1 into 38B and Parcel B2. The property is located in Section 70, T-11-S, R-5-E, designated as 38B and Parcel B2 on a survey by Riverlands Surveying Company, dated July 1, 2015. The property is located along Highway 3125 in Paulina, Louisiana. Motioned by Louque and seconded by Matheme to grant final approval of the resubdivision of Lot 38B and Parcel B2 for public sale. Motion carried.
3. **Motiva Enterprise, LLC (Item #: 15-16):** Requesting approval of 11,876' equipment warehouse in Convent, Louisiana. Item was tabled due to lack of representation. Motioned by Poche and seconded by D. Millet. Motioned carried.
4. **Presentation of Sasc Regional Impact Study (Item #15-17)** - Represented by Mr. Taylor Gravois - Mr. Gravois shared information on the Southwest Regional Impact Study. The Parishes included in the study are: Allen Parish, Beauregard Parish, Calcasieu Parish, Cameron Parish, and Jefferson Davis Parish, focusing on transportation, housing, utilities, health and medical, small businesses, workforce development, public safety, planning and development, education, and quality of life. The planning commission members aspire the possibility of this type of study be conducted locally. The presentation was very informative.

ADJOURNMENT

Motioned by Matherne and seconded by Batista to adjourn. Motion carried. Meeting adjourned at 7:12 p.m.

si *Glen Mallet*
Glen Mallet, Chairman

si *Danny St. Pierre*
Danny St. Pierre, Secretary

PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON WEDNESDAY, AUGUST 26, 2015

The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session at the Courthouse in Convent, Louisiana on Wednesday, August 26, 2015 at 6:00 p.m.

PRESENT: G. Millet, St. Pierre, D. Millet, Boudreaux, Dennis, Matheme, Batiste, and Poche

ABSENT: Louque

OTHERS IN ATTENDANCE: Ryan Donadieu and Blaise Gravois

MINUTES

Motioned by Boudreaux and seconded by Batiste to accept the minutes of the previous regular meeting as presented. Motion carried.

CORRESPONDENCE

None

OLD BUSINESS

None

NEW BUSINESS

1. Hester Plantation Resubdivision (Plot #: 15-18) - Represented by Mr. Johnny Louque - Requested approval of the resubdivision of SL-5, SL-6, SL-7, and SL-8 into four (4) lots. The property is located in Section 57, T-11-S, R-4-E & Sections 57, T-11-S, R-4-E and Section 37, T-11-S, R-5-E, designated as Lots SL-7A, SL-7B, SL-8A and SL-8B on a survey by Riverlands Survey Company, dated March 3, 2015. The property is located along Louisiana Highway 642 in Grand Point, Louisiana. The subdivide was reviewed and found to be in conformity with the Parish Land Use Plan under Ordinance Section 86-37(c)2 and 86-37(f). Motioned by St. Pierre and seconded by D. Millet to grant final approval of resubdivision of Lots SL-7A, SL-7B, SL-8A and SL-8B for residential public sale in accordance to the Parish Land Use Plan under Ordinance 86-37(f), pending a letter of no objection from LaDHH, and the deliverance of CAD file. Motion carried.
2. Denis Poche' Resubdivision (Plot #: 15-18) - Represented by Mr. Denis Poche' - Requested approval of the revision of lot lines into two (2) lots. The property is located in Section 29, T-12-S, R-5-E, designated as Lot 1 and Lot 2 on a survey by Acadia Land Surveying, LLC, dated August 13, 2015. The property is located along Brignac Street in Paulina, Louisiana. The subdivide was reviewed and found to be in conformity with the Parish Land Use Plan under Ordinance Section 86-37(c)2 and 86-37(f). Motioned by Boudreaux and seconded by Poche' to grant final approval of revision of Lot 1 and Lot 2 for residential public sale in accordance to the Parish Land Use Plan under Ordinance 86-37(f), pending a letter of no objection from LaDHH, and the deliverance of CAD file. Motion carried.
3. Maurepas Pipelines, LLC (Rem #:15-20) - Represented by Ms. Svjellana Lale, Project Manager- Requested approval for land use conformity to run pipeline through portions of St. James Parish under Ordinance Sections 14-03 and 86-37 (f). The project was reviewed and determined to be in conformity with the Parish Land Use Plan under Ordinance Section 14-03 and 86-37(f). Motioned by St. Pierre and seconded by Matheme to grant final approval to run pipeline through portions of the Parish for industrial use in accordance to Parish Land Use Plan under Ordinances 14-03 and 86-37(f). Motion carried.
4. Michel Stein Helms Resubdivision (Plot #15-21) - Represented by Andrea B. Eady - Requested approval of the revision of Lot 2 and Lot 4 into one lot. The property is located in Section 18, T-13-S, R-18-E, designated as Lot 2-4 on a survey by Leonard Chauvin P. E., P.L.S., Inc., dated August 18, 2015. The property is located along North Spruce Street in South Vacherie, Louisiana. The subdivide was reviewed and found to be in conformity with the Parish Land Use Plan under Ordinance Section 86-37(c)2 and 86-37(f). Motioned by Batiste and seconded by Matheme to grant final approval of the revision of Lot 2-4 for residential public sale in accordance to the Parish Land Use Plan under Ordinance 86-37(f), pending a letter of no objection from LaDHH, and the deliverance of CAD file. Motion carried.
5. JAS Real Estate, LLC (Plot #: 15-22): Requesting final approval of dedication of servitude to Parish and commercial use for the property to create additional convenience store parking and an additional exit onto Louisiana Highway 70 which was approved by LaDOTD. The property was reviewed and found to be in conformity with the Parish Land Use Plan under Ordinance Section 86-37(c)3. The property is located in Section 39, T-11-S, R-15-E, on a survey by Earles and Associates, LLC, dated September 3, 2014. The

property is located along Louisiana Highway 70 in St. James, Louisiana. Motioned by Matheme and seconded by Dennis to grant final approval of the dedication of servitude to the Parish. Motion carried.

Motioned by Millet and seconded by Poche' to deviate from agenda to allow Mr. Laddie Roussel, developer of Hester Heights, to discuss and give an update on the newly developed subdivision. Mr. Laddie explained that he constructed the development to the Parish standards and that in lieu of a sewer system, he installed sewer main lines and manholes according to the last recommendation of the Planning Commission and former Director of Operations, Jody Chenier. He also increased the road thickness an extra half inch as requested by Mr. Chenier. Mr. Laddie informed the Planning Commission that he will come to the next meeting to ask for final approval as a Public Subdivision and was available to answer questions.

ADJOURNMENT

Motioned by Matheme and seconded by Dennis to adjourn. Motion carried. Meeting adjourned at 6:35 p.m.

si 
Glen Millet, Chairman

si 
Danny St. Pierre, Secretary

PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON WEDNESDAY, SEPTEMBER 30, 2015

The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session at the Courthouse in Convent, Louisiana on Wednesday, September 30, 2015 at 6:00 p.m.

PRESENT: G. Millet, St. Pierre, D. Millet, Boudreaux, Louque, Dennis, Matheme, Batisle, and Poche

ABSENT: None

OTHERS IN ATTENDANCE: Ryan Donadieu and Blaise Gravois

MINUTES

Motioned by Matheme and seconded by Batisle to accept the minutes of the previous regular meeting as presented. Motion carried.

CORRESPONDENCE

None

OLD BUSINESS

1. **Richard's Hester Heights Development, LLC (Plot #s: 14-23 and 14-33) - Represented by Mr. Laddie Roussel and Sidney Roussel - Requested final approval for the developed as a public subdivision and requesting a variance on Ordinance 106-348(a) Sewerage Facilities.** The property is located in Section 50, T-12-S, R-4-E, designated as Richard's Hester Heights on a survey by Riverlands Surveying Company, dated May 27, 2005 and as Phase 2 and Phase 3 on a survey by Riverlands Surveying Company dated August 18, 2015. The property is located on Denise Rd. in Hester, Louisiana. The Director of Operations, Blaise Gravois, confirmed that the subdivision meets the requirements of public sale and the developer requesting a variance on the requirement for a sewer treatment plant. The subdivide was reviewed and found to be in conformity with the Parish Land Use Plan under Ordinance Section 86-37(c) 2 and 86-37(f). The Planning Commission discussed the development and confirmed that the waterlines and other public sale requirements met the standards for approval. Commissioner Poche' affirmed that the waterlines were properly sized for fire protection and the subdivision developer also installed larger fire hydrants than required upon the fire department's request. The Planning Commission Chairman opened the discussion for Public Comment, there was none. Motioned by St. Pierre and seconded by Poche' to grant final approval of Phase 1, Phase 2 and Phase 3 of Richard's Hester Heights Development for residential public sale in accordance to the Parish Land Use Plan under Ordinance 86-37(f), a recommendation to the St. James Parish Council for a variance on Ordinance 106-348(a) Sewerage Facilities as directed by the Planning Commission during preliminary approval, pending approval by the St. James Parish Council and the deliverance of CAD file. Motion carried.
2. **Esquivel Properties, LLC Resubdivision (Plot #: 14-13) - Represented by Dickie Esquivel - Requested final approval for the resubdivision of Tract B-1-B-1-A into Daniel Esquivel Drive (with a 50' private servitude of access) and Lots 1-3 as a private subdivide for public sale and 5 as Limited Public Sale as Commercial use.** The property is located in Section 39, 85, 95, & 103, T-11-S, R-15-E, designated as Daniel Esquivel Drive & Lots 1-3 & 5 Truxillo Property on a survey by Centerline Engineering and Land Surveying, LLC dated August 28, 2015. The subdivide was reviewed and found to be in conformity with the Parish Land Use Plan under Ordinance Section 86-37(c) 3 and 86-37(f). Motioned by Dennis and seconded by Matheme to grant final approval for the resubdivision of Tract B-1-B-1-A into Daniel Esquivel Drive (with a 50' private servitude of access) and Lots 1-3 as a private subdivide for public sale and 5 as Limited Public Sale as Commercial use, pending a letter of no objection from LaDHH, and the deliverance of CAD file. Motion carried.

NEW BUSINESS


1. **Roussel Farms Subdivision (Plot #: 15-23) - Represented by Mr. Laddie Roussel and Sidney Roussel - Requested preliminary approval for a family subdivision.** The property is located in Section 50, T-12-S, R-4-E, designated as Richard's Hester Heights on a survey by Riverlands Surveying Company dated August 18, 2015. The property is located on Denise Rd. in Hester, Louisiana. The subdivide was reviewed and found to be in conformity with the Parish Land Use Plan under Ordinance Section 86-37(c) 2 and 86-37(f). Motioned by Boudreaux and seconded by Louque to grant preliminary approval for lots 1-5 as a Family Subdivision and Lots 6 and 7 as Agriculture in accordance to the Parish Land Use Plan under Ordinance 86-37(f), pending a letter of no objection from LaDHH, and the deliverance of CAD file. Motion carried.

2. Richard G. Reulet, Sr. Resubdivision (Plot #: 15-24) – Represented by Richard Reulet - Requested approval of the re-division of 12 lots for limited public sale. The property is located in Section 23, T-13-S, R-16-E designated as a Re-division of Property Belonging to Richard G. Reulet, Sr. on a survey by Providence/GSE Associates, LLC dated July 2, 2015. The property is located along Hwy 643 in Vacherie, Louisiana. The subdivida was reviewed and found to be in conformity with the Parish Land Use Plan under Ordinance Section 86-37(c) 2 and 86-37(f). Motioned by Batiste and seconded by Matheme to grant final approval for limited public sale in accordance to the Parish Land Use Plan under Ordinance 86-37(f), pending a letter of no objection from LaDHH, and the deliverance of CAD file. Motion carried.
3. The Vinzule Bourgeois Property Resubdivision (Plot #: 15-25) – No representation - Requested approval of the resubdivision of Lot 1 into 1-A and 1-B. The property is located in Section 6, T-12-S, R-5-E, designated as Lot 1-A and Lot 1-B of Lot 1 of the Vinzule Bourgeois Property on a survey by Riverlands Surveying Company dated August 20, 2015. The property is located along Hwy 642 in Grand Point, Louisiana. Motioned by Matheme and seconded by Batiste to table the item for lack of representation. Motion carried.
4. Hester Plantation Family Resubdivision (Plot #: 15-26) – Represented by Shelli Deroche - Requesting approval for Family Resubdivision of Lot 12C-2 and Lot 12D. The property is located in Section 57, T-11-S, R-4-E designated as Lot 12C-2A and Lot 12-D1 of the rear of Hester Plantation on a survey by Riverlands Surveying Company dated August 12, 2015. The property is located on Brignac Road in Grand Point, Louisiana. The subdivida was reviewed and found to be in conformity with the Parish Land Use Plan under Ordinance Section 86-37(c) 2 and 86-37(f). Motioned by St. Pierre and seconded by Louque for the Family Subdivide under Ordinance 86-37(f), pending a letter of no objection from LaDHH, and the deliverance of CAD file. Motion carried.
5. Hester Plantation Family Resubdivision (Plot #: 15-27) – Represented by Merritt Louque – Requesting approval for Resubdivision of lot SL-2C for Public Sale. The property is located in Section 57, T-11-S, R-4-E designated as Lot SL-2C-1 and Lot SL-2C-2 of the rear of Hester Plantation in Grand Point, Louisiana. The property is located on Hwy 642 in Grand Point, Louisiana. The subdivida was reviewed and found to be in conformity with the Parish Land Use Plan under Ordinance Section 86-37(c) 2 and 86-37(f). Motioned by Batiste and seconded by Louque for the Public Subdivide under Ordinance 86-37(f), pending a letter of no objection from LaDHH, and the deliverance of CAD file. Motion carried.
6. Michael Kliebert (Item #: 15-28) – Represented by Ramona Kliebert – Requesting a variance for elevation requirements for Ordinance Chapter 50 Flood Damage Prevention. The property is located at 19465 Mulberry St in Vacherie, Louisiana. The residence was constructed on the property and at that time was not in the flood zone. As a result of the July 2011 FEMA Flood Insurance Rate Map placing the property within a flood zone, the property requires an elevation certificate with a minimum base flood elevation of 4' required by FEMA and 6' under the St. James Parish Ordinance. The variance request is unique as the residence was constructed while located outside of the flood zone and is for placing a whole house generator on at the residence. Motioned by Poche' and seconded by Batiste to grant a variance for Ordinance Chapter 50 provided the generator is elevated above the minimum base flood elevation of 4 feet and above the slab elevation to meet the minimum FEMA standards and that this variance will not result in increased flood heights or a threat to public safety. Motion carried.

ADJOURNMENT

Motioned by Batiste and seconded by Poche' to adjourn. Motion carried.

st 
Glen Miller, Chairman

st 
Danny St. Pierre, Secretary

PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON WEDNESDAY, OCTOBER 28, 2015

The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session at the Courthouse in Convent, Louisiana on Wednesday, October 28, 2015 at 6:00 p.m.

PRESENT: G. Millet, St. Pierre, Boudreaux, Dennis, Mathame and Batiste

ABSENT: D. Millet, Pocha', and Louque

OTHERS IN ATTENDANCE: Tyler Jasmin, Ryan Donadieu and Blaise Gravois

MINUTES

Motioned by Boudreaux and seconded by Batiste to accept the minutes of the previous regular meeting as presented. Motion carried.

CORRESPONDENCE

None

OLD BUSINESS

1. The Vinzule Bourgeois Property Resubdivision (Plot #: 15-25) - Represented by Mr. Brent Duhon - Requested approval of the resubdivision of Lot 1 into 1-A and 1-B. The property is located in Section 6, T-12-S, R-5-E, designated as Lot 1-A and Lot 1-B of Lot 1 of the Vinzule Bourgeois Property on a survey by Riverlands Surveying Company, dated August 20, 2015. The property is located along Highway 642 in Grand Point, Louisiana. The subdivide was reviewed and found to be in conformity with the Parish Land Use under Ordinance Section 06-37 (c) (2). Motioned by Mathame and seconded by Batiste to grant final approval of lots 1-A and 1-B for Public Sale, pending a letter of no objection from LaDHH, and the deliverance of CAD file. Motion carried.

NEW BUSINESS

1. Planning Commission Meeting Dates for November and December 2015 - (Item #: 15-29) - The Planning Commission members voted to change the regular scheduled meeting for the months of November and December 2015. Motioned by St. Pierre and seconded by Batiste to grant approval to change the regular scheduled meeting from November 25, 2015 and December 30, 2015 to Monday, November 23, 2015 and Monday, December 28, 2015. Motion carried.

ADJOURNMENT

Motioned by Batiste and seconded by Boudreaux to adjourn. Meeting adjourned at 6:15 p.m. - Motion carried.

s/ 
Glen Millet, Chairman

s/ 
Danny St. Pierre, Secretary

PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON WEDNESDAY, NOVEMBER 23, 2015

The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session at the Courthouse in Convent, Louisiana on Wednesday, November 23, 2015 at 6:00 p.m.

PRESENT: G. Millet, St. Pierre, Boudreaux, Dennis, Matherne, Louque and D. Millet

ABSENT: Batiste and Poche'

OTHERS IN ATTENDANCE: Ryan Donadieu and Blaise Gravois

MINUTES

Motioned by Dennis and seconded by Matherne to accept the minutes of the previous regular meeting as presented. Motion carried.

CORRESPONDENCE

None

OLD BUSINESS

1. **Keith LeBlanc Tract Resubdivision (Plot #: 14-20)** - Represented by Mr. Keith LeBlanc - Requested final approval of the resubdivision of three (3) tracts as a Family Subdivision Development. The property is located in Section 27, T-11-S, R-3-E, designated as Tract 1, Tract 2, and Tract 3, on a survey by Earles and Associates, LLC, dated September 23, 2014. The property is located along Louisiana Highway 44 in Convent, Louisiana. The subdivide was reviewed and found to be in conformity with the Parish Land Use under Ordinance Section 86-37 (c) (5) and 86-37 (f). Motioned by Matherne and seconded by Boudreaux to grant final approval of Tract 1 for public sale, Tract 2, and Tract 3 for family subdivision, pending a letter of no objection from LaDHH, and the deliverance of CAD file. Motion carried.

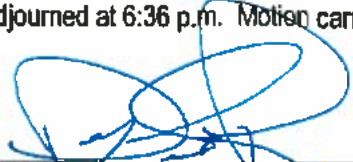
NEW BUSINESS

1. **Christine Gary Property (Plot #: 15-30)** - Represented by Ms. Christine Gary - Requested a Right-of-Way width variance for a 40' Right-of-Way to develop a Family Subdivision into a Public Subdivision. The property is located in Sections 27, 28, 57, and 88, T-11-S, R-5-E off Louisiana Highway 3125 on Falcon Court in Paulina, Louisiana. The item was tabled until the landowner provides a current survey plat showing the existing houses situated on the lots. Motioned by Matherne and seconded by D. Millet. Motion carried.
2. **Hester Plantation Resubdivision (Plot #: 15-31)** - Represented by Mr. Myles Schexnayder - Requested approval of the resubdivision of Lots 1-A1 and 1-A2 of Parcel 1 of the Hester Plantation. The property is located in Section 57, T-11-S, R-4-E, designated as Lot 1-A4 and Lot 1-A5 on a survey by Riverlands Surveying Company, dated October 29, 2015. The property is located along Carrot Street in Paulina, Louisiana. The subdivide was reviewed and found to be in conformity with the Parish Land Use under Ordinance Section 86-37 (c) 2 and 86-37 (f). Motioned by St. Pierre and seconded by D. Millet to grant final approval of Lot 1-A4 and Lot 1-A5 for public sale, pending letter of no objection from LaDHH and the deliverance of CAD file. Motion carried.
3. **Leroy & Marva Raphael Property (Item #: 15-32)** - Represented by Mr. Leman Raphael - Requested approval of a setback variance of property line of a 20' to 17' front and 15' to 12' rear. The property is located in Section 34, T-13-S, R-18-E in South Vacherie, Louisiana. Motioned by Matherne and seconded by D. Millet to grant a variance for a 20' to 17' front and 15' to 12' rear setback variance of property line, pending a letter of no objection from LaDHH. Motion carried.

ADJOURNMENT

Motioned by D. Millet and seconded by Dennis to adjourn. Meeting adjourned at 6:36 p.m. Motion carried.

s/ 
Glen Millet, Chairman

s/ 
Danny St. Pierre, Secretary

PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON MONDAY, DECEMBER 28, 2015

The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session at the Courthouse in Convent, Louisiana on Monday, December 28, 2015 at 6:00 p.m.

PRESENT: G. Millet, St. Pierre, D. Millet, Boudreaux, Louque, Matherne, Batiste and Poche'

ABSENT: Dennis

OTHERS IN ATTENDANCE: Ryan Donadieu

MINUTES

Motioned by Poche' and seconded by Batiste to accept the minutes of the previous regular meeting as presented. Motion carried.

CORRESPONDENCE

None

OLD BUSINESS

None

NEW BUSINESS

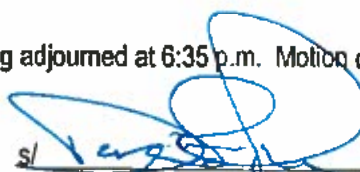
- 1. The Felix Nobile Tract Resubdivision - (Plot #: 15-33)** - Represented by Mr. Bobby Nelson - Requested approval of the resubdivision of lots 3N-A and Lot 4N-A. The property is located in Sections 59, 60 & 61, T-11-S, R-5-E, designated as lots 3N-1A and 3N-2A on a survey by Riverlands Surveying Company, dated November 2, 2015. The property is located along Louisiana Highway 3125, Paulina, Louisiana. The subdivide was reviewed and found to be in conformity with the Parish Land Use under Ordinance 86-37 (c) 2. Motioned by Batiste and seconded by Louque to grant final approval of the resubdivision of lots 3N-1A and 4N-2A for public sale, pending letter of no objection from LaDHH and the deliverance of CAD file. Motion carried.
- 2. Rosemond Steib, Jr. Resubdivision (Plot #: 15-34)** - Represented by Mr. Terry J. Steib - Requested approval of the resubdivision of Lot 2 into four lots. The property is located in Section 34, T-13-S, R-18-E, designated as lots 2A, 2B, 2C and 2D on a survey by Riverlands Survey Company, dated November 5, 2015. The property is located along South Spruce Street in Vacherie, Louisiana. The subdivide was reviewed and found to be in conformity with the Parish Land Use Ordinance 86-37 (c) 2. Motioned by Boudreaux and seconded by Poche' to grant final approval of the resubdivision of lots 2A, 2B, 2C and 2D for limited public sale, pending letter of no objection from LaDHH and the deliverance of CAD file. Motion carried.
- 3. The Yolande Schexnayder Family Subdivision (Item #: 15-35)** - Represented by Mrs. Sonia Louque - Requested approval to remove a 30' servitude for a parish servitude along the Bourbon Canal in Paulina, Louisiana. The property is located in Section 81, T-11-S, R-4-E along Louisiana Highway 3125 in Paulina, Louisiana. Motioned by Matherne and seconded by Poche' for denial of removing the 30' right-of way. Motion carried.
- 4. Mosaic Fertilizer, LLC (Plot #: 15-36)** - Represented by Mr. David Oubre and Mr. Jason Shackelford - Requested approval to construct an ammonia tank truck loading station under Ordinance 86-37 (c) 5 of the Land Use Plan. The property is located in Section 44, T-11-S, R-15-E in St. James, Louisiana. The project was reviewed and determined to be in conformity with the Parish Land Use Plan under Ordinance 14-03, Section 86-37 (f) (h). Motioned by Matherne and seconded by Batiste to grant approval to construct an ammonia tank truck loading station under Ordinance 86-37 (c) 5 for industrial use, pending letter of no objection from LaDHH. Motion carried.

Motioned by Matherne and seconded by Batiste to deviate from agenda to allow Mr. Keith Accardo, the developer, to request for preliminary approval of a newly family subdivision development. Mr. Keith Accardo informed the Planning Commission that he will come for final approval in the upcoming months. Motioned by Louque and seconded by Boudreaux to grant preliminary approval of a family subdivision development. Motion carried.

ADJOURNMENT

Motioned by Poche' and seconded by D. Millet to adjourn. Meeting adjourned at 6:35 p.m. Motion carried.

s/ 
Glen Millet, Chairman

s/ 
Danny St. Pierre, Secretary