

**ST. JAMES PARISH GOVERNMENT
PLANNING COMMISSION
REGULAR MEETING AGENDA
MONDAY, JANUARY 26, 2025**

Regular Meeting- 6:00 p.m.

- I. CALL TO ORDER & ROLL CALL**
 - II. PLEDGE**
 - III. MINUTES OF PREVIOUS MEETINGS**
 - 1. Monday, December 28, 2025, Regular Meeting Minutes
 - IV. PUBLIC COMMENT** on any agenda item requiring a Planning Commission vote in accordance with La. R.S. 42:14 (to be provided at each relevant agenda item)
 - V. PRESENTATION** (None)
 - VI. RESUBDIVISION OF PLOT – OLD BUSINESS** (None)
 - VII. RESUBDIVISION OF PLOT – NEW BUSINESS**
 - 1. **Item #26-01**
 - Item Name:** Tony Siciliani Resub
 - Request:** Requesting subdivision of the Hazel and Fleurange Gaudet Tract into Lot 1-HFG and 2-HFG.
 - Section-Township-Range:** Section 28, T-11-S, R-5-E
 - Number of Lots:** 2
 - Lot Sizes:** 1-HFG (29,757 sqft) and 2-HFG (29,730 sqft)
 - Land Use Designation:** Residential Growth
 - Status:** Letter of No Objection from the LDH received, pending delivery of CAD file
 - Owner/Developer:** Tony Siciliani
- VIII. LAND USE-OLD BUSINESS**
- IX. LAND USE-NEW BUSINESS**
- X. OTHER**
 - 1. **Item #26-03**
 - Item Name:** Brack Variance
 - Request:** Requesting a back property line setback variance to construct a 36 x 30 metal building at 3439 S. Angelle Street in Paulina. The existing garage is 45' from the back property line only allowing 10' from the back and 5' between it and the proposed new building. Therefore, not meeting the 15' back setback requirement which requires a variance by the Planning Commission.
- XI. ADJOURNMENT**

PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON MONDAY, DECEMBER 29, 2025.

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 29, at 6:00 p.m.

PRESENT: Danny St. Pierre, Glenn Millet, Arthur Matherne, Ralph Becnel, and Todd Bland

ABSENT: Dean Millet, Paul Johnson, Jon Hotard, Brandon Gravois and Sue Beier

ALSO, IN ATTENDANCE: Vic Frankiewicz and Amber Shepard

MINUTES OF THE NOVEMBER 24, 2025, REGULAR MEEETING

- 1. Approved. Roll call vote: D. Millet- absent, B. Gravois- absent, T. Bland- yes, P. Johnson- absent, A. Matherne- yes, R. Becnel- yes, J. Hotard- absent, D. St. Pierre- yes, G. Millet- yes. All in favor. Motion carried.

PUBLIC COMMENT- (None)

PRESENTATION/PUBLIC HEARING- (None)

RESUBDIVISION OF PLOT – OLD BUSINESS

- 1. **Brian Bourgeois Family Resubdivision (Item 15-01):** Reconsideration of the January 28, 2015 approval of “Survey Plat and Family Subdivision of Lot 1A of Longview Sugar Plantation” dated October 21, 2014 for compliance with the subdivision ordinance. The resubdivision was originally approved by the planning commission on January 28, 2015, but the plat presented in 2015 did not comply with the subdivision regulations in force at the time, and also does not comply with the current subdivision regulations. The major noncompliance was the lack of a 6” water line and hydrants required by today’s Sections 102-138 and -141 (then Sections 106-143 and -146). Additionally, the required owner endorsement, roadway maintenance statement, and compliance with health department requirements for sewerage were lacking. The plat from 2015 was never recorded, and should not be recorded until it is brought into compliance with the subdivision regulations, or appropriate variances are approved by the parish council. Brian Bourgeois explained that the purpose of the resubdivision plat was not to construct new houses on the lots created. There is only one existing house on one of the lots. and it has been occupied for some time. The remaining lots are intended to be set aside for family members, but there are no plans to build additional homes on those lots. After discussion about ways to accommodate the family’s plans without violating the subdivision ordinance, A. Matherne motioned to recommend conditional approval, provided that (1) the plat itself is revised to comply with the subdivision ordinance; (2) that variances are recommended to and granted by the parish council to waive the 6” waterline and installation of fire hydrants; (3) that no building permits may be issued until subdivision becomes in compliance with the installation of both a waterline and hydrants, with an updated plat to be approved by the planning commission; and (4) that the prohibition on building must be stated on the face of the plat before it is recorded.

The motion was seconded by T. Bland. Roll Call: D. Millet- absent, B. Gravois- absent, T. Bland- yes, P. Johnson- absent, A. Matherne- yes, R. Becnel- yes, J. Hotard- absent, D. St. Pierre- yes, G. Millet- yes. All in favor. Motion carried.

RESUBDIVISION OF PLOT – NEW BUSINESS

- 1. **Tony D. Milazzo Investment Trust Resub (Item 25-41):** Represented by Matt Milazzo. Requesting approval to subdivision of Lot 1-A3-1 into Lots 1-A3-1A, 1-A3-1B, and 1-A3-1C. motioned to approve and was seconded by. Pending health department approval, the delivery of the CAD file, and additional language added to include maintenance covenant. Roll Call: D. Millet- absent, B. Gravois- absent, T. Bland- yes, P. Johnson- absent, A. Matherne- yes, R. Becnel- yes, J. Hotard- absent, D. St. Pierre- yes, G. Millet- yes. All in favor. Motion carried.

OTHER

- 1. 2026 Planning Commission Meeting Dates: A. Matherne motioned to approve the following schedule of meeting dates. The motion was seconded by R. Becnel. All in favor. Motion carried.

Meeting Date	Meeting Time
Monday, January 26, 2026	6:00 PM
Monday, February 23, 2026	6:00 PM
Monday, March 30, 2026	6:00 PM
Monday, April 27, 2026	6:00 PM
*Monday, May 18, 2026	6:00 PM
Monday, June 29, 2026	6:00 PM
Monday, July 27, 2026	6:00 PM
Monday, August 31, 2026	6:00 PM
Monday, September 28, 2026	6:00 PM
Monday, October 26, 2026	6:00 PM
Monday, November 30, 2026	6:00 PM
Monday, December 28, 2026	6:00 PM

LAND USE- OLD BUSINESS – (None)
LAND USE NEW BUSINESS-(None)
EXECUTIVE SESSION – (None)
ADJOURNMENT

A.Matherne motioned to adjourn and was seconded by R. Becnel. All in favor. Motion Carried. Meeting adjourned at 6:26 p.m.

s/ _____
Glen Millet, Chairman

s/ _____
Arthur Matherne, Vice-Chairman

LEGEND

- 1/2" IRON ROD SET
- △ PK NAIL SET
- 1/2" IRON ROD FOUND
- ⊙ FENCE POST
- (T) TITLE LINE
- (J) JUDGEMENT LINE
- ✕ FENCE
- POWER POLE
- POWER LINE

OWNER: CHARMAINE BURKE SICILIANI TRUSTEE
50 HARDEN ROAD
RICHMOND HILL, GA 31324

OUTFALL PATH: FIELD DITCHES TO ADMIRALS LANDING DITCH
TO EAST ST. JAMES PARISH M-2 CANAL
TO BLIND RIVER

NOTE: DITCHES TO BE MAINTAINED BY
CURRENT OR FUTURE OWNERS.

APPROVED:

ST. JAMES PARISH COUNCIL

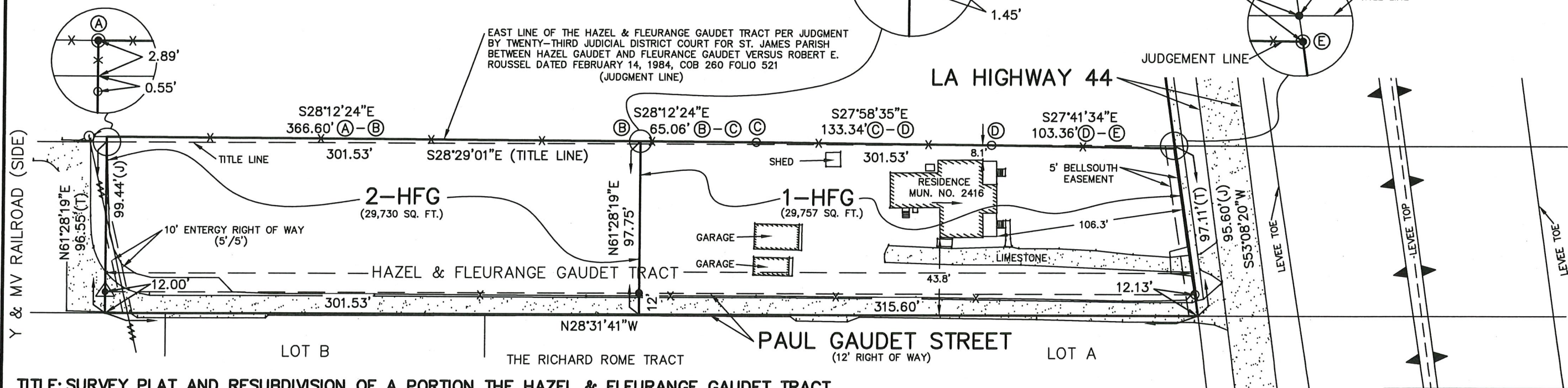
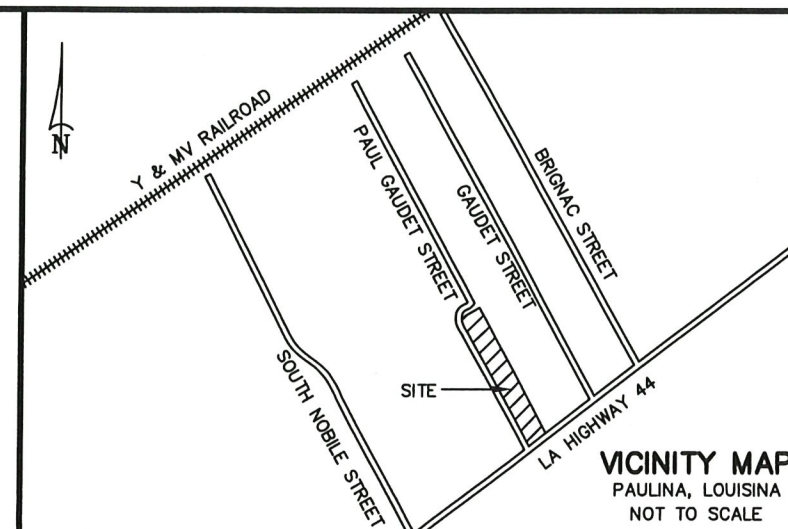
PARISH PRESIDENT

DATE

ST. JAMES PARISH PLANNING COMMISSION

CHAIRMAN

DATE

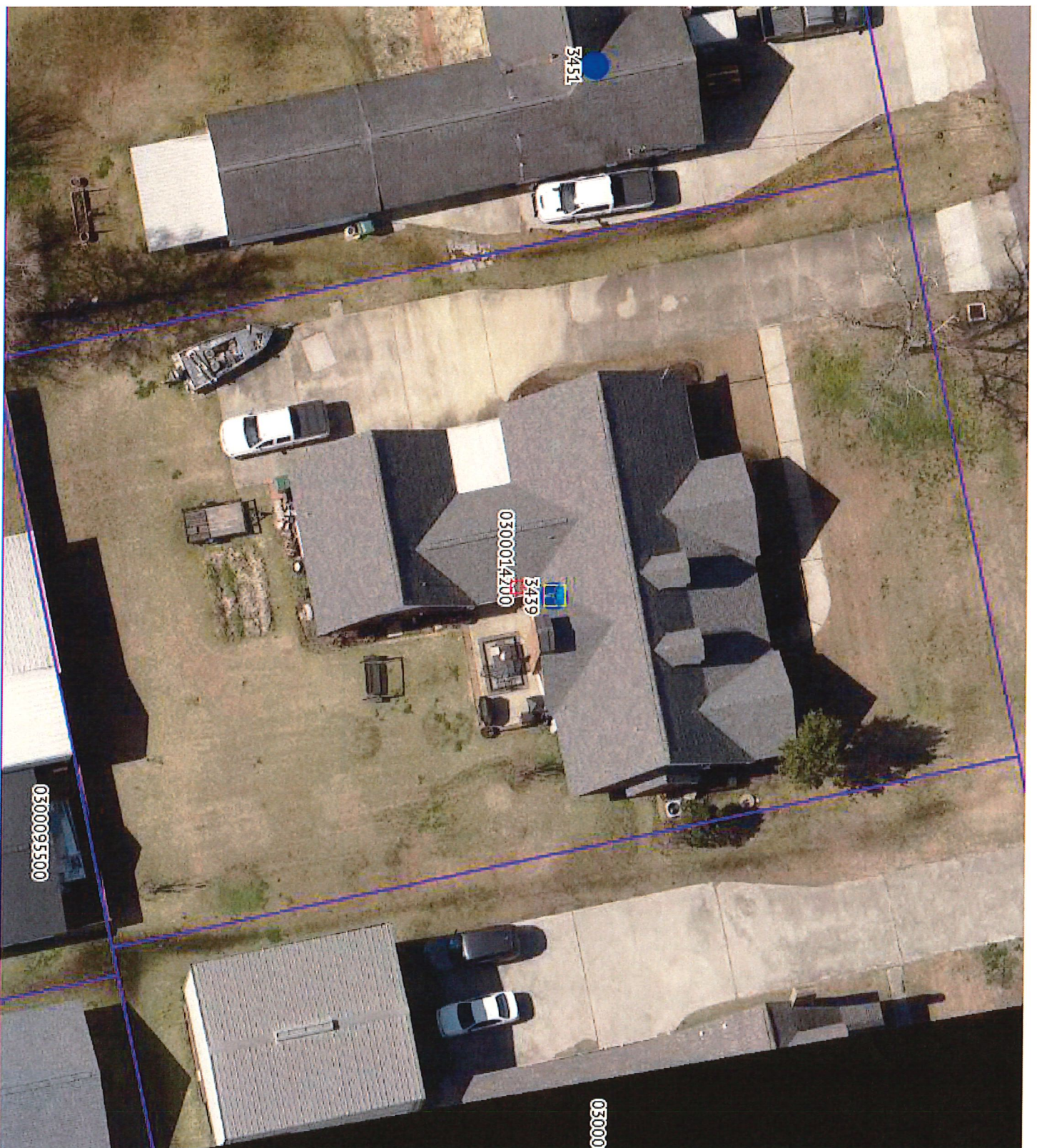


Item 26-03

30' x 36' building
Asking for a
variance.

Back property line
Setback 10', not 15'

X
Timothy Brack



GENERAL BUILDING SPECIFICATIONS

MAIN BUILDING SIZE: 24' W 30' L 12' H
 GABLE EXTENSIONS: N/A
 MINES: 12' W 30' L 9' H
 DOOR OPENINGS: (2) 8'x10' RU; (1) 6'x7' RU
 (1) 36"x80"
 WINDOW OPENINGS: N/A
 INSULATION: WALLS & ROOF

ARCHITECTURAL DETAILS

SIDING MATL: 24 GAGE METAL
 ROOF MATL: 24 GAGE METAL
 INTERIOR FINISH: N/A
 WALL COLOR: XX
 ROOF COLOR: XX
 TRIM COLOR: BLACK
 RIDGE VENTS: YES
 GUTTERS: YES

WALL SPECIFICATIONS

WALL HEIGHT: 12'-0"
 POST SIZE: 6x6 (SP No. 2)
 POST SPACING: 10'-0" (UNO)
 GABLE POST SIZE: 6x6 (SP No. 2)
 GABLE POST SPACING: 10'-0" (MAX)
 GIRT SIZE: 2x6 (SP No. 2)
 GIRT SPACING: 30" O.C.
 GIRDERS: (2) 2x12 (SP No. 2)
 PERSONNEL DOOR POST SIZE: 4x4 (SP No. 2)

ROOF SPECIFICATIONS

ROOF PITCH: 4 : 12 MAIN
 2 : 12 MING
 PURLIN SIZETYPE: 2x6 FLAT BUTTED
 PURLIN SPACING: 30" O.C.
 TRUSS SPACING: 5'-0"
 TRUSS MOUNTING POSITION: SIDE OF POST
 TRUSS HEEL HEIGHT: 6.5"
 TRUSS SPAN: GIRDER TO GIRDER
 LATERAL TRUSS BRACING: 2x6 BUTTED
 RIDGE OPENING WIDTH: 4"

DESIGN SPECIFICATIONS

DESIGN CODES: INTERNATIONAL BUILDING CODE (LATEST ED)
 ACI 318 (LATEST ED)
 ASCE 7 (LATEST ED)
 AWC NDS FOR WOOD CONSTRUCTION (LATEST ED)
 NFBA POST-FRAME BUILDING DESIGN MANUAL, 2nd ED

DESIGN PARAMETERS

SOIL BEARING STRENGTH: 1,500 PSF

WIND VELOCITY:

136 MPH (RISK CAT II)
 EXPOSURE: EXPOSURE B
 ENCLOSED BUILDING
 PARTIALLY ENCLOSED BLDG
 GCP1 = ± 0.18
 GCP2 = ± 0.55

GROUND SNOW LOAD:

0 PSF

DESIGN LOADS

WOOD DENSITY: 35 LB/CUBIC FT. (SOUTHERN PINE)
 SHEET METAL (24 GA) 0.63 PSF
 SHEET METAL (26 GA) 0.04 PSF

CONCRETE

COMPRESSIVE STRENGTH (F'c) 3,000 PSI
 SLUMP 3" - 5"
 WATER/CEMENT RATIO 0.45 (MAX)
 MAX AGGREGATE SIZE 1"
 AIR ENTRAINMENT 6% (±1%)
 REBAR ASTM A615 GR 60



SITE PLAN
 SCALE: 1" = 30'

BERTHELOT
 CUSTOM HOME DESIGNS, LLC
 Kenny Berthelot, P.E.
 (225) 206-2299
 berthelotcnd@gmail.com

OWNER'S DESIGN
 APPROVAL:
 INITIALS
 DATE

Timmy Brack
 3439 N. Angelle St
 Paulina, LA 70765

DATE: 1/6/2026
 SHEET No: 25-23
 SHEET No: 2 of 5

General Notes & Standard Details