

**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 MEETING

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)

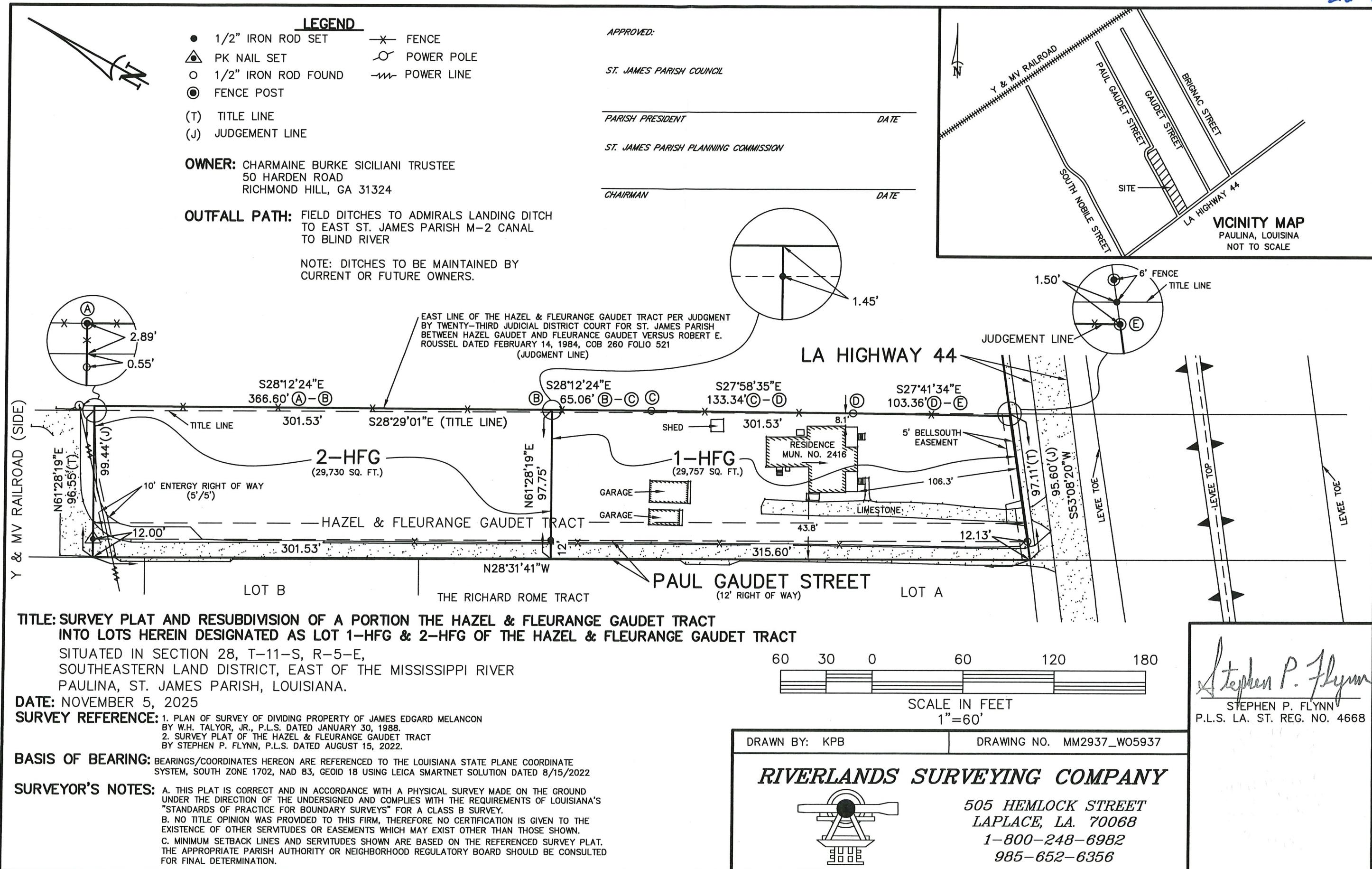
ADJOURNMENT

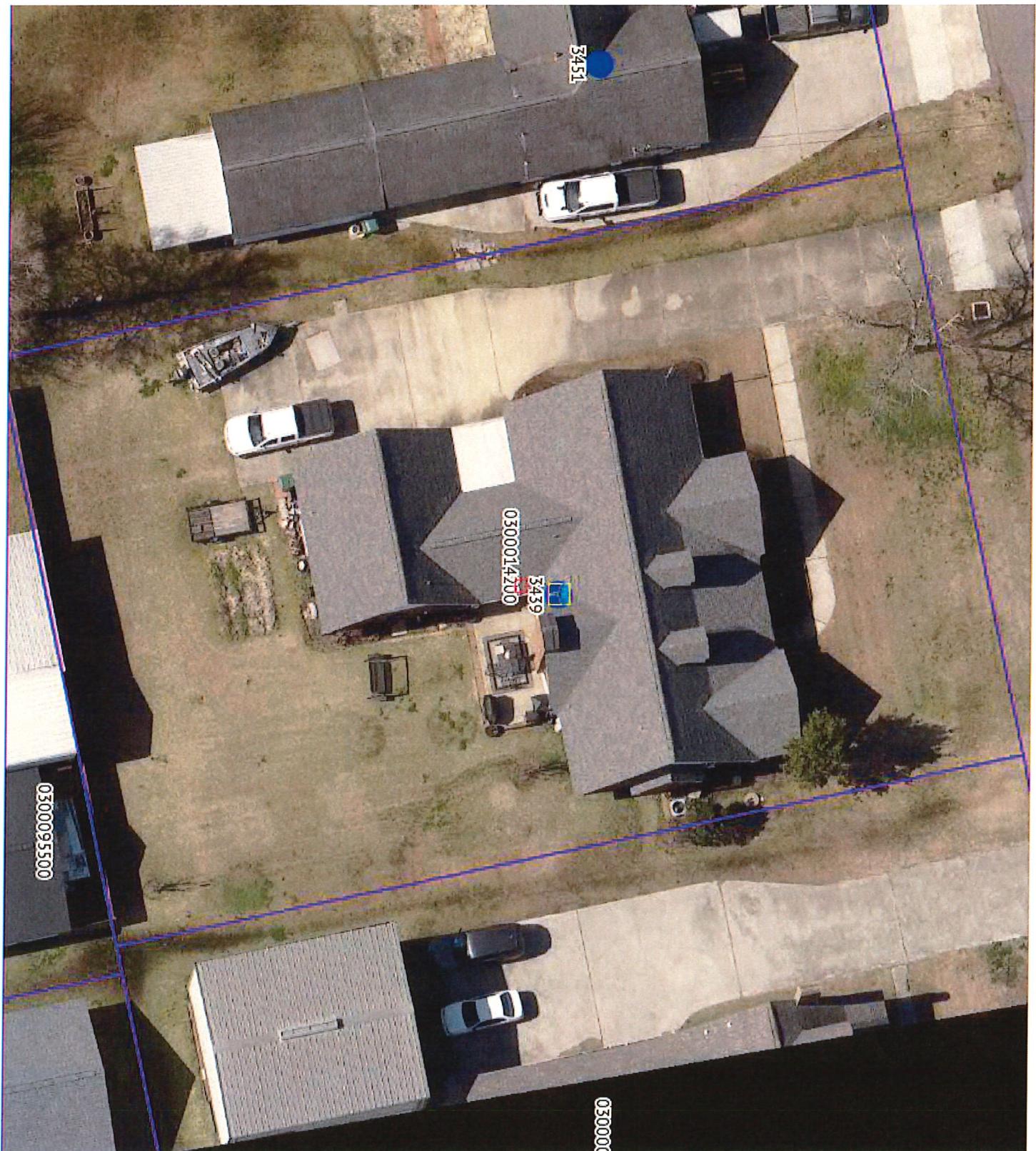
A.Matherne motioned to adjourn and was seconded by R. Becnel. All in favor. Motion Carried. Meeting adjourned at 6:26 p.m.

s/ _____
Glen Millet, Chairman

s/ _____
Arthur Matherne, Vice-Chairman

26-01





Kathy Brock

30' x 36' building
Asking for a
Variance.
BACK property line
Setback 10', not 15'

Item 20-03

GENERAL BUILDING SPECIFICATIONS

DESIGN SPECIFICATIONS

MAIN BUILDING SIZE: 24'W 30'L 12'H
GABLE EXTENSIONS: N/A
WINGS: 12'W 30'L 9'H
DOOR OPENINGS: (2) 8'x10' RU; (1) 6'x7' RU
WINDOW OPENINGS: (1) 36"x36"
INSULATION: N/A

WALLS & ROOF
WALLS & ROOF

DESIGN CODES: INTERNATIONAL BUILDING CODE (LATEST ED)
ACI 318 (LATEST ED)
ASCE 7 (LATEST ED)
AWC NDS FOR WOOD CONSTRUCTION (LATEST ED)
NFPA-501A POST-FRAME BUILDING DESIGN MANUAL, 2nd ED

SOIL BEARING STRENGTH: 1,500 PSF
WIND VELOCITY: 136 MPH (RISK CAT II)
EXPOSURE: EXPOSURE B
ENCLOSED BUILDING
PARTIALLY ENCLOSED BLDG
GCp1 = ± 0.16
GCp1 = ± 0.55

ARCHITECTURAL DETAILS

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

DESIGN LOADS:
WOOD DENSITY
SHEET METAL (29 GA)
SHEET METAL (26 GA)
136 MPH (RISK CAT II)
EXPOSURE B
GCp1 = ± 0.16
GCp1 = ± 0.55

SOIL BEARING STRENGTH: 1,500 PSF
WIND VELOCITY: 136 MPH (RISK CAT II)
EXPOSURE: EXPOSURE B
ENCLOSED BUILDING
PARTIALLY ENCLOSED BLDG
GCp1 = ± 0.16
GCp1 = ± 0.55

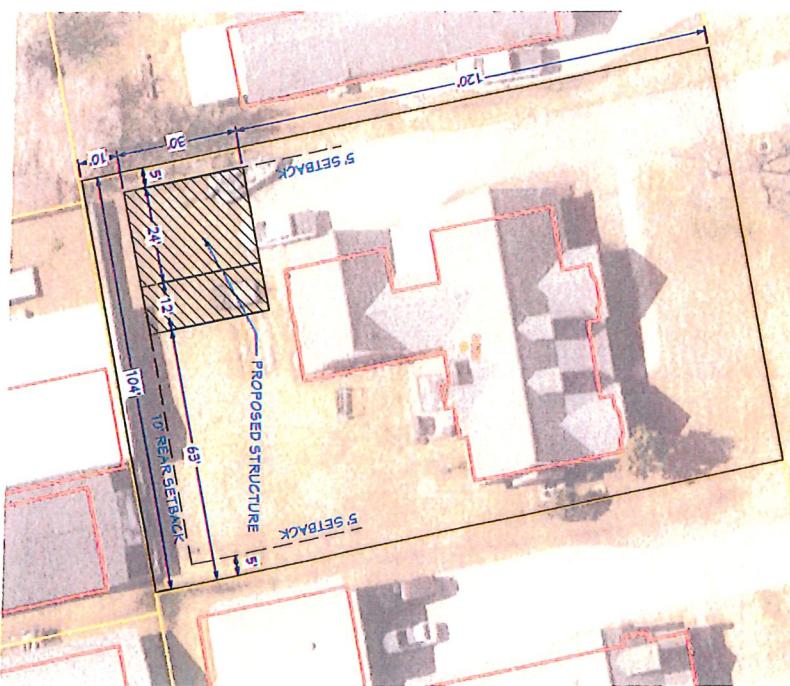
WALL SPECIFICATIONS

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)

CONCRETE
COMPRESSIVE STRENGTH (F'c)
SLUMP
WATERCEMENT RATIO
MAX AGGREGATE SIZE
AIR ENTRAINMENT
REBAR
35 LB/CUBIC FT. (SOUTHERN PINE)
0.63 PSF
0.84 PSF
3,000 PSI
3"-5"
0.45 (MAX)
1"
5% (±1%)
ASTM A615 GR 60

ROOF SPECIFICATIONS

ROOF PITCH: 4 : 12 MAIN
2:12 WING
PURLIN SIZE/TYPE: 2x6 FLAT BUTTED
PURFLIN SPACING: 30" O.C.
TRUSS SPACING: 5'-0"
TRUSS MOUNTING POSITION: SIDE OF POST
TRUSS HEEL HEIGHT: 6'-5"
TRUSS SPAN: 24'-0"
LATERAL TRUSS BRACINGS: 2x6 BUTTED
RIDGE OPENING WIDTH: 4"



SITE PLAN

SCALE: 1" = 30'



1/6/26

BERTHELOT	
CUSTOM HOME DESIGNS, LLC	
Kenya Berthelot, P.E.	
(225) 200-0130	
berthelotchic@gmail.com	
INITIALS	Timmy Brack
DATE	1/6/2026
SHEET NO.	25-23
General Notes & Standard Details	
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