I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS
   1. Monday, May 23, 2022 Regular Meeting Minutes

III. CORRESPONDENCE
   1. None

IV. PRESENTATION
   1. Presentation – None

V. RESUBDIVISION OF PLOT – OLD BUSINESS
   1. Plot #: 20-19 (tabled from May 23, 2022)
      
      **Plot Name:** Shaun Jones Family Subdivision  
      **Request:** Requesting final approval to resubdivide Tract 2-C and C-3 of the Dufio Braud Estate Tract into Tract C-2-A, Tract C-3-A, and Tract C-3-B  
      **Section-Township-Range:** Sections 31 and 72, T-12-S, R-15-E  
      **Elevation:** Range x6.6’ to x12.2’  
      **Number of Lots:** 3  
      **Lot Size:** Tract C-2-A (12,000 sqft), Tract C-3-A (30,000 sqft), and Tract C-3-B (2111 acres)  
      **Land Use Designation:** Residential Growth  
      **Status:** Pending letter of No Objection from LaDHH and the Deliverance of CAD File  
      **Owner/Developer:** Shaun Jones

VI. RESUBDIVISION OF PLOT – NEW BUSINESS
   1. Plot #: 22-20
      
      **Plot Name:** Eight-Star LLC  
      **Request:** Requesting simplified subdivision approval to resubdivide Lot A in Lot A-1 & Lot A-2  
      **Section-Township-Range:** Section 11, T13S-R17E  
      **Number of Lots:** 2  
      **Lot Size:** Lot A-1 (3.897 acres) and Lot A-2 (9.704 acres)  
      **Land Use Designation:** Residential Growth  
      **Status:** Pending letter of No Objection from LaDHH and the Deliverance of CAD File  
      **Owner/Developer:** Eight-Star LLC/St. Joseph Medical Clinic

   2. Plot #: 22-21
      
      **Plot Name:** A. Russell Weber, Et Aux  
      **Request:** Requesting simplified subdivision approval to resubdivide of two lots of the A. Russell Weber, Et Aux land into Lots 1 & 2  
      **Section-Township-Range:** Section 4, T12S-R17E  
      **Elevation:** Range x14.6’ to x 13.5’  
      **Number of Lots:** 2  
      **Lot Size:** Lot 1 (0.934 acres) and Lot 2 (0.847 acres)  
      **Land Use Designation:** Residential Growth  
      **Status:** Pending letter of No Objection from LaDHH and the Deliverance of CAD File  
      **Owner/Developer:** Wayne Weber
3. Plot # 22-23

Plot Name: Gravois Farms, LLC
Request: Requesting simplified subdivision approval to resubdivide Lot 13 into Lots 13A, 13B, and 13C
Section-Township-Range: Sections 60 & 61, T-11-S, R-14-E and Sections 60, 61, 44, & 45, T-12-S, R-14-E
Number of Lots: 3
Lot Size: Lot 13A (7.065 acres), Lot 13B (34.979 acres), Lot 13C (2.558)
Land Use Designation: Residential Growth
Status: Pending letter of No Objection from LaDHH and the Deliverance of CAD File
Owner/Developer: Gravois Farms, LLC

4. Plot # 22-24

Plot Name: The Ewell J. Laiche Tract
Request: Requesting simplified subdivision approval to resubdivide Lot 2-EL into Lot 2-EL-1, Lot 2-EL-2, and Lot 2-EL-3 of the Ewell J. Laiche Tract
Section-Township-Range: Section 18, T12S-R4E
Number of Lots: 3
Lot Size: Lot 2-EL-1 (23,461 sqft), Lot 2-EL-3 (12,433 sqft), and Lot 2-EL-3 (466,492 sqft)
Land Use Designation: Residential Growth
Status: Pending letter of No Objection from LaDHH and the Deliverance of CAD File
Owner/Developer: Lloyd Ferdinand, Jr.

VII. OTHER ORDINANCE MATTERS

1. Item #: 22-22

Item Name: Randy Bourgeois Variance
Request: Requesting a setback variance to construct a camper cover on concrete slab, between a current shed and back property line. The location of this cover is 16’ from the property and will measure 13’ wide, leaving only 3’ instead of the 5’ from the back property line. Therefore, requiring a variance from the Planning Commission.

VIII. LAND USE – PUBLIC HEARING

1. None

IX. LAND USE-OLD BUSINESS

1. None

X. LAND USE-NEW BUSINESS

1. None

XI. EXECUTIVE SESSION

1. None

XII. ADJOURNMENT

SITE RESTORATION COMMITTEE MEETING
(Immediately following the full planning commission).

The committee of the planning commission appointed on February 28, 2022 to study the possibility of a site restoration ordinance will meet in the Convent parish council chamber immediately following the adjournment of the full planning commission to hear and discuss input from counsel on restoration ordinances and restoration standards.

The committee consists of Chairman Glenn Millet, Commissioner Dean Millet, Commissioner Danny St. Pierre, and Commissioner Arthur Matherne.
The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session at the Courthouse in Convent, Louisiana on Monday, May 23, 2022, at 6:00 p.m.

PRESENT: Dean Millet, Anthony Boudreaux, Arthur Matherne, Ralph Becnel, Jon Hotard, Danny St. Pierre, and Glenn Millet

ABSENT: Mike Krumholt, Johnny Lawrence and Sue Bier (Non-Voting)

ALSO, IN ATTENDANCE: Rick Webre and Victor Franckiewicz

MINUTES

1. A. Matherne motioned to approve the April 25, 2022 regular meeting minutes and was seconded by A. Boudreaux. Roll call vote: D. Millet- yes, M. Krumholt- absent, A. Boudreaux- yes, J. Lawrence- absent, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in favor. Motion carried.

2. D. St. Pierre motioned to approve the May 23, 2022, special meeting minutes and was seconded by A. Matherne. Roll call vote: D. Millet- yes, M. Krumholt- absent, A. Boudreaux- yes, J. Lawrence- absent, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in favor. Motion carried.

CORRESPONDENCE

1. None

PRESENTATION AND PUBLIC COMMENTS

1. Presentation – None

RESUBDIVISION OF PLOT - OLD BUSINESS


RESUBDIVISION OF PLOT - NEW BUSINESS

1. None

OTHER ORDINANCE MATTERS

1. Reginald Keller Move and Replace Variance (Item#: 22-21) Represented by Reginald Keller. Requesting a variance to move and replace a mobile home at 2275 Franklin Street Vacherie, La 70090 due to damage from Hurricane Ida. Replacing a mobile home at this address makes three structures on one parcel of land which requires a variance by the Planning Commission. A. Matherne motioned to approve and was seconded by D. St. Pierre. Roll call vote: D. Millet- yes, M. Krumholt- absent, A. Boudreaux- yes, J. Lawrence- absent, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in favor. Motion carried.

LAND USE- OLD BUSINESS

1. St. James Solar, LLC and Vacherie Solar Energy Center, LLC (Item # 22-17) Requesting approval to use the property near the intersection of Louisiana State Highway 3127 and Louisiana State Highway 20 stretching to Louisiana Highway 18 (approximately 3,900 acres) to construct a solar farm composed of several separate projects located adjacent to each other. This site will produce solar generated electricity delivered via above-ground cables to an electric substation that will be built adjacent to the site. The property is in areas designated as Residential Growth and Agricultural Use in the Land Use Plan. Industrial Use is not listed as allowable for this location. Therefore, the request requires a recommendation by the Planning Commission and final action by the Parish Council under
Section 82-25(e) of the St. James Parish Code of Ordinances. Public hearing was held on the application on May 9, 2022 at the Vacherie Courthouse Annex.

Counsel reported that the applicant has requested deferring consideration of the project and pulling it off of today’s agenda, with the understanding that it would be taken up at a later date when requested by the applicant. Counsel advised that because a public notice had already been published indicating that the project would be considered at today’s meeting, the administration did not have the authority to remove the project from the agenda on its own, and that if it is to be deferred, the commission would have to make the decision to table it, or to take action as it determines.

After a brief discussion among the commissioners, D. St. Pierre motioned to deny the solar farm application and leave the land use plan intact. The motion was seconded by A. Matherne. Roll call vote: D. Millet- yes, M. Krumholt- absent, A. Boudreaux- yes, J. Lawrence- absent, A. Matherne- yes, R. Becnel- yes, J. Hotard- yes, D. St. Pierre- yes, G. Millet-yes. All in favor. Motion carried.

LAND USE- NEW BUSINESS

1. None

OTHER BUSINESS

1. None

EXECUTIVE SESSION

1. None

ADJOURNMENT

D. St. Pierre motioned to adjourn and was seconded by A. Matherne. All in favor. Motion Carried. Meeting adjourned at 6:13 p.m.

s/_________________________________ s/______________________________
Glenn Millet, Chairman Michael Krumholt, Secretary
Good afternoon Amber,

My name is Randy Bourgeois and last week I spoke to Tammie Bodin about obtaining a permit for a camper cover. She stated that I would need to contact you regarding a variance from the Planning Commission meeting. My address is 19809 Tammy Lane, Gramercy, LA 70052, which is located in David Plantation behind Sandwich World, Lot 12.

The camper cover would be 13’ W x 35’ L x 12’ H and it would be located between my current shed and back property line and be placed on a concrete slab. This location is about 16” from the property line, therefore, needing a variance. I have included drawings of the camper cover, a property drawing and a picture of the camper in the location being discussed.

Upon review, please advise me of my next step for approval.

Thank you,

Randy Bourgeois
(225)417-9406