

**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**

**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

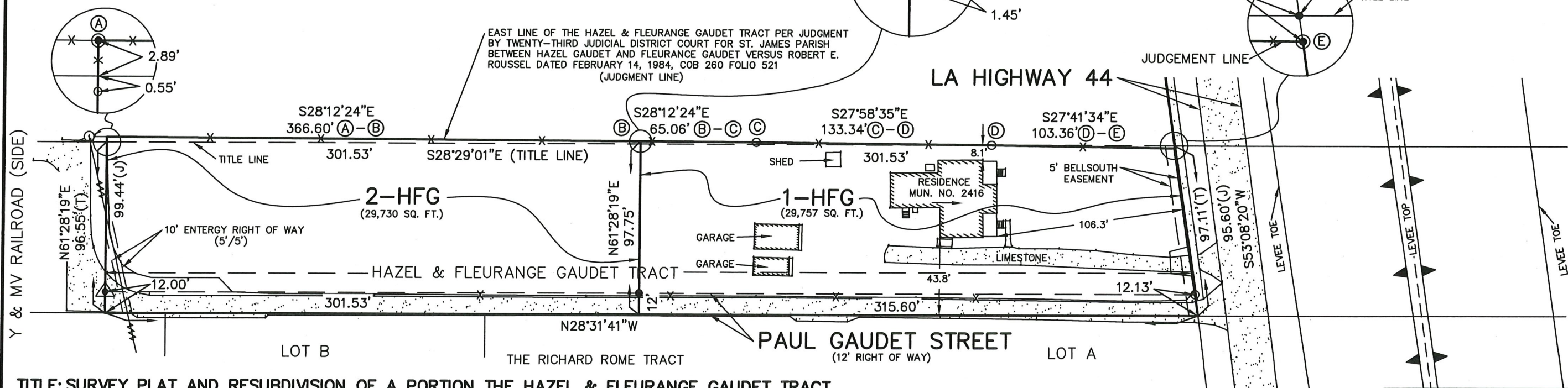
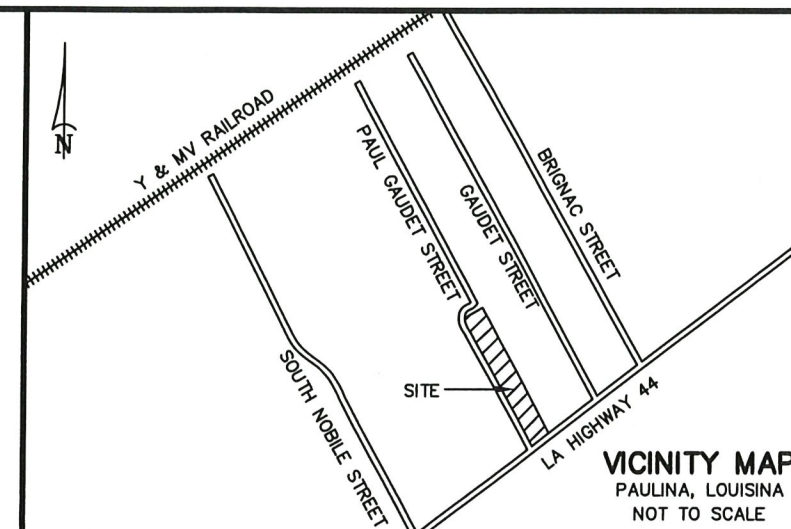
PARISH PRESIDENT

DATE

ST. JAMES PARISH PLANNING COMMISSION

CHAIRMAN

DATE



**TITLE: SURVEY PLAT AND RESUBDIVISION OF A PORTION THE HAZEL & FLEURANGE GAUDET TRACT  
INTO LOTS HEREIN DESIGNATED AS LOT 1-HFG & 2-HFG OF THE HAZEL & FLEURANGE GAUDET TRACT**

SITUATED IN SECTION 28, T-11-S, R-5-E,  
SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER  
PAULINA, ST. JAMES PARISH, LOUISIANA.

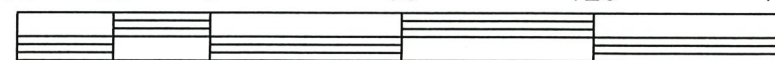
**DATE:** NOVEMBER 5, 2025

**SURVEY REFERENCE:** 1. PLAN OF SURVEY OF DIVIDING PROPERTY OF JAMES EDGAR MELANCON  
BY W.H. TAYLOR, JR., P.L.S. DATED JANUARY 30, 1988.  
2. SURVEY PLAT OF THE HAZEL & FLEURANGE GAUDET TRACT  
BY STEPHEN P. FLYNN, P.L.S. DATED AUGUST 15, 2022.

**BASIS OF BEARING:** BEARINGS/COORDINATES HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE  
SYSTEM, SOUTH ZONE 1702, NAD 83, GEOID 18 USING LEICA SMARTNET SOLUTION DATED 8/15/2022

**SURVEYOR'S NOTES:** A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND  
UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S  
"STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.  
B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE  
EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.  
C. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT.  
THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED  
FOR FINAL DETERMINATION.

60 30 0 60 120 180



SCALE IN FEET

1"=60'

DRAWN BY: KPB

DRAWING NO. MM2937\_W05937

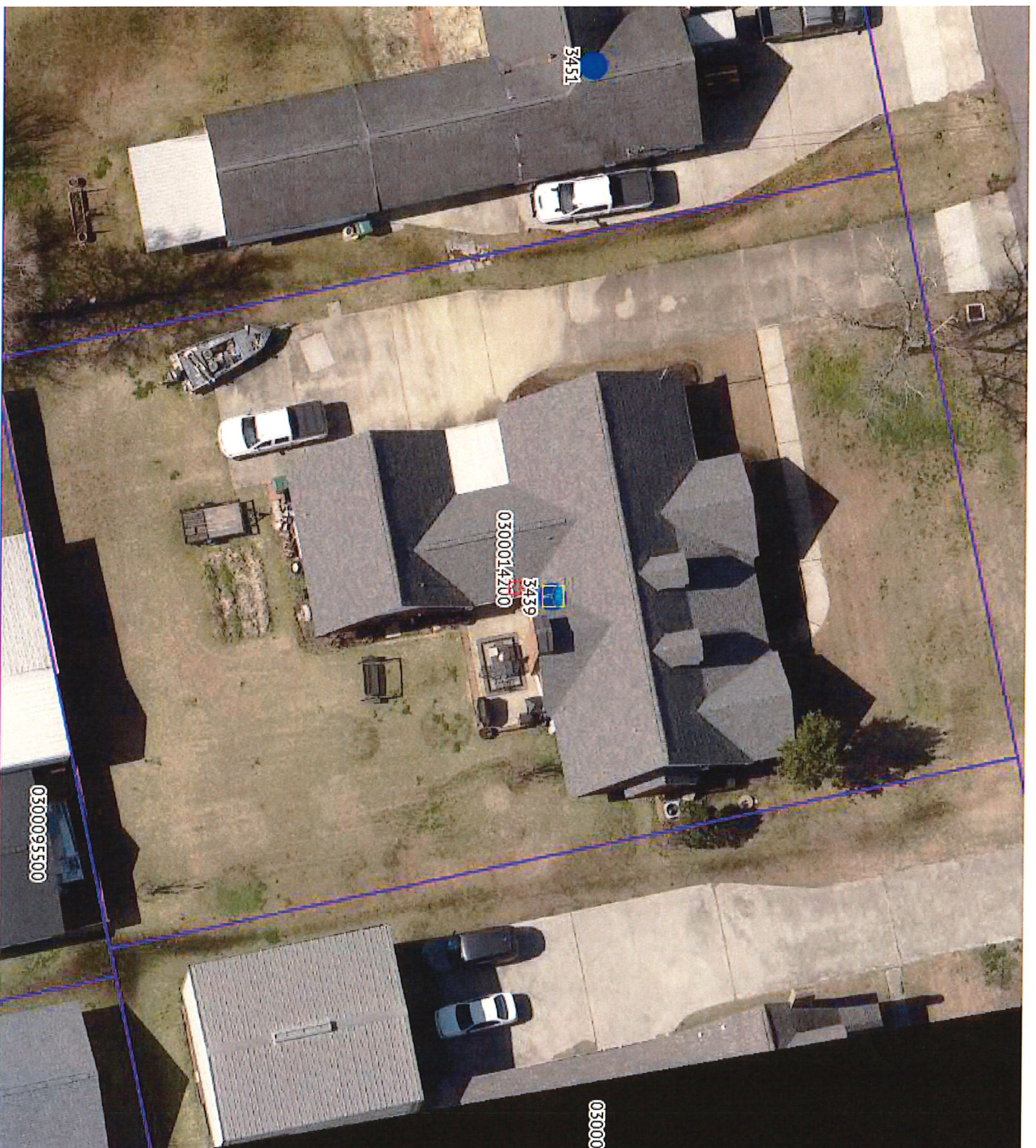
**RIVERLANDS SURVEYING COMPANY**

505 HEMLOCK STREET  
LAPLACE, LA. 70068  
1-800-248-6982  
985-652-6356

*Stephen P. Flynn*  
STEPHEN P. FLYNN  
P.L.S. LA. ST. REG. NO. 4668



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

## 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  
 GCP1 = ± 0.18  
 GCP2 = ± 0.55

### PARTIALLY ENCLOSED BLDG

0 PSF

### GROUND SNOW LOAD:

### 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

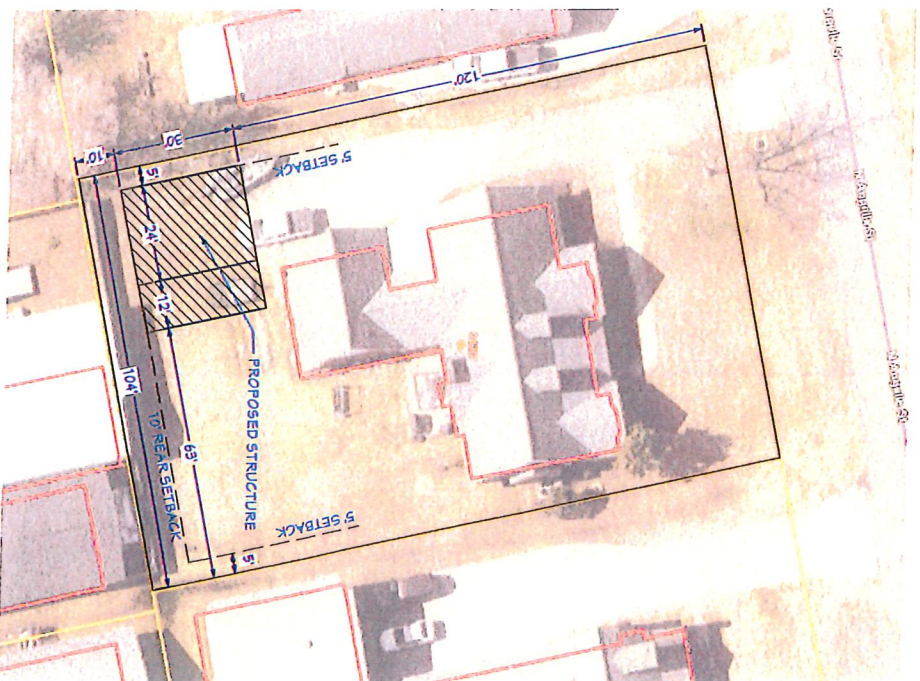
COMPRESSIVE STRENGTH (F'c) 3,000 PSI  
 SLUMP 3" - 5"  
 WATER/CEMENT RATIO 0.45 (MAX)  
 MAX AGGREGATE SIZE 1"  
 AIR ENTRAINMENT 6% (±1%)  
 REBAR ASTM A615 GR 60

## 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 SIZE/TYPE: 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"



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