

# St. James Parish Council

**Vondra Etienne-Steib**  
Chairwoman

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**Jason Amato**  
Vice-Chairman

**Linda Hubbell**  
Secretary

## PUBLIC NOTICE NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the following entitled ordinance was introduced at a regular meeting of the Parish Council of the Parish of St. James, State of Louisiana, on November 21, 2023, and laid over for publication of notice:

### **PROPOSED ORDINANCE 23-16** **ST. JAMES PARISH COUNCIL**

#### **AN ORDINANCE APPROVING THE BROOKELYN ROAD SUBDIVISION (PLOT 23-29) AND GRANTING A VARIANCE IN CONNECTION THEREWITH.**

WHEREAS, the Brooke Kliebert applied to the St. James Parish Planning Commission to resubdivide Lots 5A, 5B and 5C of the Brooklyn Road Subdivision according to a plat by Riverlands Surveying Company dated October 17, 2023, designated as Plot 23-29 in the records of the planning commission; and,

WHEREAS, the plat would necessitate a variance because it does not meet the standards of the parish subdivision ordinance. The proposed access road to the resubdivided lots does not meet the 50-foot width standard, having only 35 to 40 feet wide along approximately 3,100 feet of its length, and having a 50-foot width along approximately 500 feet of its length; and

WHEREAS, the St. James Parish Planning Commission considered the proposed subdivision at its October 30, 2023 meeting and recommended denying the variance and the subdivision as proposed; and

WHEREAS, on November 11, 2023, the applicant requested the St. James Parish Council to approve the subdivision, notwithstanding the recommendation to deny from the planning commission; and

WHEREAS, the parish council has considered the unique circumstances of the proposed subdivision, particularly the unusual and constrained configuration of the land involved, and concludes that the necessary variance should be granted and the subdivision should be approved, with certain conditions to protect the general public welfare; now

THE ST. JAMES PARISH COUNCIL HEREBY ORDAINS as stated in Exhibit A hereto and make a part hereof.

**NOTICE IS HEREBY, FURTHER, GIVEN** that the Parish Council of said Parish will meet at 6:00 p.m. on Wednesday, December 6, 2023, in the Council Chambers of the Parish Courthouse, 5800 Hwy 44, Convent, LA at which time there will be a public hearing on the adoption of the aforesaid ordinance.

s/ Vondra Etienne-Steib  
Vice-Chairwoman

s/ Linda Hubbell  
Secretary

*Note: St. James Parish will provide, upon request, reasonable accommodation to any disabled individual wishing to attend the meeting. Anyone requiring reasonable accommodation is requested to contact 1-800-846-5277 (TDD), 1-800-947-5277 (Voice) or 562-2400 (Handicapped) to discuss the particular accommodation needed.*

Alvin St. Pierre, Jr.	Jason Amato	Ryan Louque	Mason Bland	Clyde Cooper	Vondra Steib	Donald Nash
District 1	District 2	District 3	District 4	District 5	District 6	District 7

**Exhibit A**  
**Brookelyn Road Subdivision**

**Part 1:** Subject to the conditions stated herein, and pursuant to Code of Ordinances Sec. 102-94, the St. James Parish Council hereby approves the resubdivision of Lots 5A, 5B and 5C of the Brookelyn Road Subdivision into Lots 5A-1, 5B-1, 5C-1 and Parcel BR, in substantial conformance with a plat by Riverlands Surveying Company dated October 17, 2023, designated as Plot 23-29 in the records of the planning commission.

**Part 2:** Subject to the conditions stated herein, and pursuant to Code of Ordinances Sec. 102-13, the St. James Parish Council hereby approves a variance from the 50-foot street width requirement in the subdivision ordinance to allow for the 35- and 40-foot widths along the access road, Parcel BR, at the locations shown on the plat.

**Part 3:** Subject to the conditions stated herein, the St. James Parish Council hereby approves Lot 5B-1 as shown on the plat for public sale, with Lots 5A-1 and 5C-1 remaining restricted for sale only as a family subdivision.

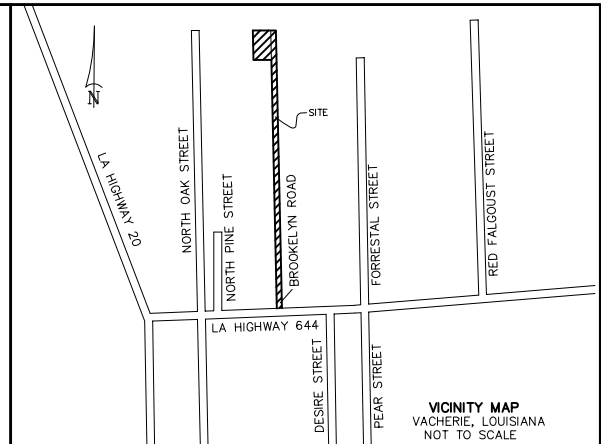
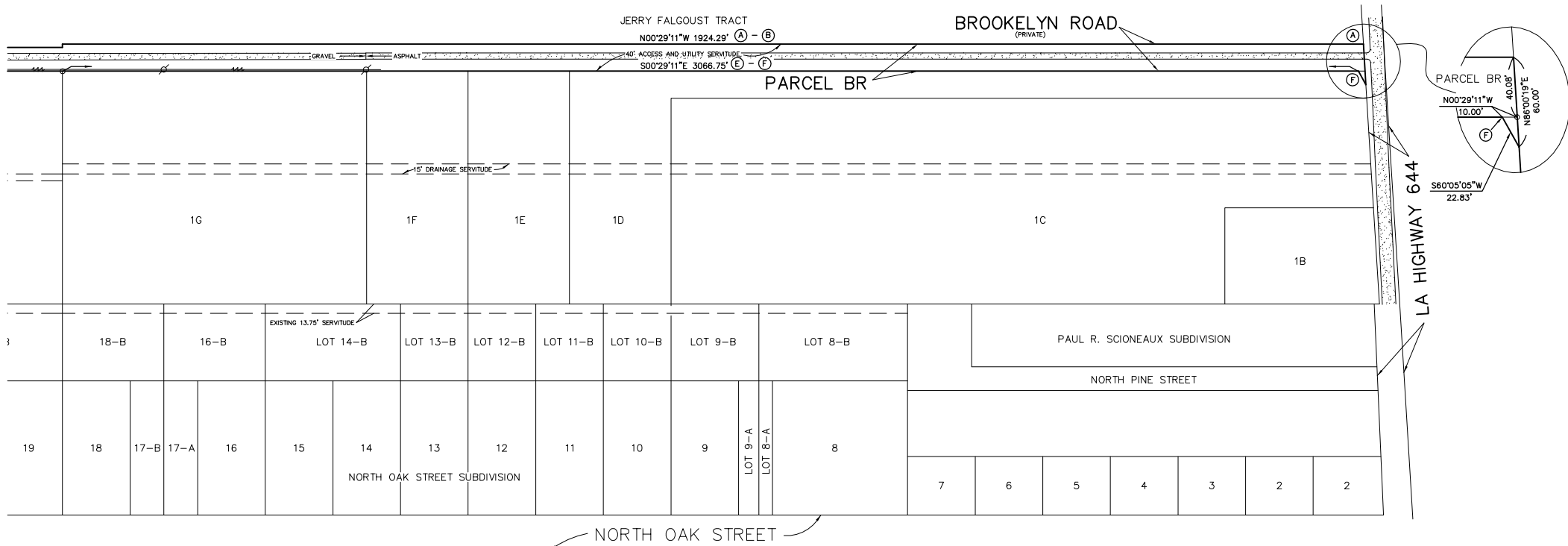
**Part 4:** The approvals herein are subject to the following conditions:

- a.** The road (designated Parcel BR) shall be dedicated to the parish as a statutory dedication and not merely as a servitude, and shall be dedicated for all public purposes, including but not limited to access, utilities, and drainage.
- b.** The dedication shall be shown on the face of the plat and shall be signed by all persons having an ownership interest in Parcel BR.
- c.** Maintenance of the existing road shall not be the responsibility of the parish, and shall remain the responsibility of the parties that certain maintenance agreement dated June 1, 2013 and recorded in the land records of St. James Parish as instrument No. 169279, reserving unto the parish the right to assume responsibility for the road at a later date.
- d.** The family subdivision restrictions on Lots 5A-1 and 5C-1 shall be documented on the face of the plat.
- e.** The plat shall be revised substantially in accordance with the conditions expressed herein, and shall be signed by the appropriate parish officers only after they determine that it complies with these conditions.

**Part 5:** This ordinance shall become effective five days after its publication in the official journal.

<b>Alvin St. Pierre, Jr.</b>	<b>Jason Amato</b>	<b>Ryan Louque</b>	<b>Mason Bland</b>	<b>Clyde Cooper</b>	<b>Vondra Steib</b>	<b>Donald Nash</b>
District 1	District 2	District 3	District 4	District 5	District 6	District 7

**FAMILY SUBDIVISION**  
**SURVEY PLAT AND FAMILY SUBDIVISION OF LOTS 5A, 5B & 5C OF BROOKELYN ROAD SUBDIVISION**  
**INTO LOTS HEREIN DESIGNATED AS LOT 5A-1, 5B-1, 5C-1 & PARCEL BR OF BROOKELYN ROAD SUBDIVISION**  
**SITUATED IN SECTION 13, T-13-S, R-17-E**  
**VACHERIE, ST. JAMES PARISH, LOUISIANA**



OWNER/DEVELOPER: BROOKE KLIEBERT  
22678 BROOKELYN ROAD  
VACHERIE, LA 70090  
985-227-3727

APPROVED:

ST. JAMES PARISH COUNCIL

PARISH PRESIDENT

DATE

ST. JAMES PARISH PLANNING COMMISSION

CHAIRMAN

DATE

**MAINTENANCE COVENANT:** ANY OWNER OF LAND IN THIS SUBDIVISION SHALL BE LIABLE FOR AN EQUITABLE SHARE OF THE COST OF MAINTENANCE OF THE ROAD IN THE LOCATION SHOWN ON THE SUBDIVISION. FURTHER, ANY OWNER OF PROPERTY IN THE SUBDIVISION MAY UNDERTAKE REASONABLE MAINTENANCE OF THE ROAD (AND ANY ASSOCIATED GRADING AND DRAINAGE) AS A GRAVEL ROAD IN ACCORDANCE WITH STANDARDS REQUIRED BY ST. JAMES PARISH. ANY OWNER UNDERTAKING SUCH MAINTENANCE SHALL BE ENTITLED TO RECOVER AN EQUITABLE SHARE OF THE COST FROM OTHER OWNERS IN THE SUBDIVISION. THIS COVENANT MAY NOT BE AMENDED OR TERMINATED WITHOUT THE WRITTEN APPROVAL OF ST. JAMES PARISH RECORDED IN THE RECORDS OF ST. JAMES PARISH, AND SUCH AMENDMENT OR TERMINATION SHALL NOT BE EFFECTIVE UNTIL SUCH APPROVAL IS RECORDED.

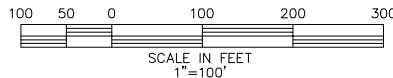
**OUTFALL PATH:** DRAINAGE THROUGH EXISTING DITCHES NORTH TO COTEAU CANAL AND EAST TO LAC DES ALLEMANDES.

AREA TABLE	
5A-1	1.12 ACRES
5B-1	1.82 ACRES
5C-1	1.11 ACRES
PARCEL BR	3.31 ACRES

**SURVEY REFERENCE:** SURVEY PLAT AND FAMILY SUBDIVISION OF LOT 5 INTO LOTS HEREIN DESIGNATED AS LOT 5A, 5B & 5C OF BROOKELYN ROAD SUBDIVISION BY STEPHEN P. FLYNN, P.L.S. DATED MARCH 14, 2019, REVISED JUNE 13, 2019

**BASIS OF BEARING:** BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702, NAD 83, GEOID 12A USING LEICA SMARTNET SOLUTION DATED 11/18/2011.

**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 COMPLETES 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.



- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- x4.0' ELEVATION
- POWER POLE
- POWER LINE
- ⊠ FIRE HYDRANT

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

DOTIE 1-800-272-3020



**RIVERLANDS  
SURVEYING  
COMPANY**  
505 HEMLOCK STREET  
LAPLACE, LA 70068  
1-800-249-6982  
985-652-6356

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

NOT TO BE USED FOR CONSTRUCTION  
BIDDING, RECORDATION, CONVEYANCE,  
SALES OR AS THE BASIS FOR THE  
ISSUANCE OF A PERMIT