



OFFICIAL MINUTES BOARD OF AJUSTMENTS

July 22, 2009

Members present: Rudy Soignet, Foye Lirette, Gary McNeal, Nathan Oubre and Clarence Savoie
Members absent: Malcolm Hodnett and Mark Tortorich
Also Present: Errol Price, Zoning Administrator and Ruby Maggio, Secretary

Mr. Soignet stated the first thing that we have is the meeting minutes from the April 22, 2009 meeting, do we have any changes, corrections or comments or do I have a motion to dispense with the reading and approve the meeting minutes as submitted. A motion to dispense with the minutes and approve was made by Mr. Lirette and it was seconded by Mr. Savoie, all members were in favor, motion passed.

Mr. Soignet stated also we have the minutes from our May 27, 2009 meeting, do we have any changes, corrections or comments or do I have a motion to dispense with the reading and approve the minutes as submitted. Mr. Lirette stated I also make a motion to accept the minutes, the motion was seconded by Mr. Savoie, all members were in favor, motion passed.

The first item was to consider a request by Timothy Aubert to operate an auto repair business at 1335 Ledet Street (R-3 Zoning District). Mr. Timothy Aubert came forward and stated that we had a problem, well not a problem, last year when we got the building, we were supposed to open up a detail shop in it and the guy that was coming with us, he backed out and I didn't realize that I needed to get the license changed from that to that and I just let it stay like that and we renewed it last year. We went to the school board and to the state and changed it from detailing autos to small auto repairs and came up to the City to find out if we could get a license to do small auto repair at that building. Mr. Soignet asked did you all come to the Board before? Mr. Aubert replied yes. Mr. Soignet replied last year and we approved that and now you want to make it into an auto repair. Mr. Aubert stated well there is no major, like re-built and stuff like that, it is like changing parts and something like that, minor brakes and stuff like that, we don't change any oil or anything like that, we don't do that. Mr. Soignet stated you'd need a permit for oil. Mr. Aubert replied yes, I don't fool around with that, we don't have any place to dispose of that. Mr. Soignet replied ok, are there any comments or questions you need to ask Mr. Aubert? Mr. McNeal stated so you just, before you all were going to open up a detail shop and also a mechanic shop. Mr. Aubert stated well no just a detail shop and stuff like that and he backed out. Mr. McNeal stated so are you looking to store a bunch of cars sitting there, waiting to get worked on, or just get them in and get them out. Mr. Aubert replied no, yes, get them in and get them out, not store them, they still have got some there that we are moving from a couple of years ago, left from somebody else, the guy that died that had the building, we're still moving some off from there, we found some people that say they want them and they haven't come and gotten them yet. Mr. McNeal stated so how are you going to control it from keeping a bunch of cars from getting on there, schedule them and get them out. Mr. Aubert replied oh, they would come through and I would give them a day to bring it in and I'd let them know when it is going to be ready, get it out that day. I don't want to get started on anything like that, I used to work at a junk yard and I know what happens with that, they break in them and wasps and stuff like that at this time of the year, we're not going to store no cars around there. Mr. Soignet asked if he was operating right now? Mr. Aubert replied yes. Mr. Soignet stated operating as what, both or what? Mr. Aubert replied sometimes we do detailing, I've got a guy that helps me wash them and headliners and stuff like that and some small repairs. Mr. Soignet asked if he had a business license right now? Mr. Aubert replied yes. Mr. Soignet stated or are you actually requesting a business license? Mr. Aubert replied I've requested to change it. Mr. Soignet stated a request from what it was to auto... Mr. Aubert replied yes to that and a small auto repair. Mr. Savoie asked how big is that piece of property for you all? Mr. Aubert replied the church owns that property and I don't even know the size of it, I know that on this side they've got some mobile homes and all. Mr. Savoie stated you would have plenty enough room to, like the cars are all on your property now? Mr. Aubert replied oh yes, it is on the side, right there, yes. Mr. Savoie stated once you get down to the cars that you're going to have there, down to the current cars that you are working on, you'll have plenty enough room for storage. Mr. Aubert replied oh, yes, it would be inside and right outside the building right there in the yard. Mr. McNeal stated so your plans are to remove the rest of these, all of this is going to be gone? Mr. Aubert replied oh, yes, we're moving some of that out now, that is what we're going to do now, I'm trying to contact some of them and bring them down to the junk yard, drive them to the junk yard. Mr. McNeal stated yes, I was just wondering how you would control that in the future on the cars that you can't fix or they don't come and pick up, it is going to... Mr. Aubert replied well, what I would do is like the ones that don't want to come and get them, I contact them and give them certain days to come and get them, if not, I bring them back to their house or bring them to the junk yard because sometimes they probably won't even fix the cars, they're just so ragged out and when they get a

price on fixing something they don't want to pay for it and they'll junk the car. Mr. Soignet stated I don't think you just haul it off, I don't know how your business operates but I think you have to get like a lien from the state. Mr. Aubert replied I do, I had talked to them and they gave me some paperwork that we had to get filled out to do that, to the Department of Motor Vehicles, yes, I went back there and they gave me some paperwork. Mr. Soignet stated are you a dismantler now, do you know? In order to haul off to a junk yard actually to demolish a car, you need a dismantler license, are you actually an official state dismantler, are you that at this point? Mr. Aubert replied no, no, what I would do is if I had any money tied up into it, I would have to go to them to try to get the lien on the car, I would have to go to the motor vehicles to get the paperwork to do that, but I don't think I would have that kind of money tied up into it for what I'm going to be doing to try to get a car from them. Mr. Soignet stated well I guess it is going back to what Gary said that if you've got a lot of money tied to it well you know it well could be what it is looking like right now, just a lot of cars piling up, I guess that is one of the main concerns is the... Mr. Aubert replied I know that because I've seen what happened before and I would have to control that to the customers, let them know, give them certain days to come and get their car and I guess I would be losing if I do any repair and they're not coming and get it, if I've got to bring it back to them then I'll be losing, so I can't take the car to the junk yard unless they give me the permission to do it. Mr. Aubert replied and the junk yard, they really need the title, I would need to have the title to bring it to the junk yard. You can't do like you used to do, take them and just drive them to the junk yard anymore, you need a title now and I would have to, if I would apply for the title I would have to go to the Motor Vehicles and do it but I wouldn't be equipped for that because I would need all kind of licenses for that anyway, I won't be able to do that. I talked to the guy at the junk yard right here in Schriever right there and he said he was getting prepared to do that and I guess I would have to hand it to somebody else because I won't be able to do that, but I won't have them pile up there, I would let them know what it would cost to fix whatever I have to fix and if they don't have the money I wouldn't take the car. With the ones that they have now, I am in the process of moving those now. Mr. Soignet stated well, how is business for you right now, good? Mr. Aubert replied no, it is slow, that's the problem, people don't want to come with the money, they don't want to pay. Mr. Soignet replied all right, well, are there any comments from the Board, any more comments or motions, are there any comments from the audience? Mr. Savoie stated I'll make a motion that we accept it with the provision that if he keeps the volume of cars down. Mr. Aubert replied I've got like a certain amount of cars I would have to keep down you think? Mr. Savoie stated well you don't want to have them in the street. Mr. Aubert replied I won't have them there, you know to the road and stuff like that, there is enough room in my yard to put them, that is why I'm trying to get some of that out of there now. Mr. McNeal stated evidently you never had no problem with the neighbors or nothing because I'm sure they would be here tonight if you did. Mr. Savoie stated all of that property is for the church around there anyway. Mr. Aubert replied that belongs to Mosses, yes. Ms. Soignet stated and if he keeps clear the city right of ways to the side of the road. Mr. Aubert stated yes, I keep all of that clear, yes, that is what I do, I don't have anything on the road, on the city right of way like that. Mr. Soignet stated all right, motion by Bo, the motion was seconded by Mr. McNeal. Mr. Soignet stated we'll go to a vote. Mr. Price stated please state the motion. Mr. Soignet stated the motion is to accept Mr. Aubert's request to open up an auto repair business at 1335 Ledet Street, along with detailing and with the provision of keeping down to the least possible pile up of cars that are repaired. Let's go to a vote, all members were in favor, motion carried. Mr. Aubert replied thank you all. Mr. Soignet stated good luck.

The second item was to consider a request by Kibbie & Ninnie's Quik Stuf to operate a convenience store at 698 Gerald T. Peltier Dr. (R-3 Zoning District). Mr. Soignet asked if there was any one here to speak on behalf of Kibbie's & Ninnie's, I guess should we pull this request? Mr. Price replied that is up to you , you can table it if you want, they're not required to be here. Mr. Soignet stated well, they're not required to be here. Mr. Lirette stated so they're not required to be here? Mr. Price replied no. Mr. Soignet stated well you know what we have here is putting gas pumps and I would like to talk with someone about it before we vote on this so, we can make a motion to table it or... Mr. Lirette stated or make them re-apply. Mr. Soignet stated make them re-apply. Mr. Lirette replied yes. Mr. McNeal stated definitely, I mean there is nobody to answer any questions here. Mr. Price stated make a motion to make them re-apply if that is what you all want. Mr. Lirette stated he would make a motion that they come and re-apply if they want to come back to us. Mr. Soignet replied all right, motion by Foye to re-apply, the motion was seconded by Mr. Oubre, all members were in favor, motion carried.

Mr. Soignet then asked if there was any further business to discuss, if not, is there a motion to adjourn. A motion to adjourn was made by Mr. Lirette and it was seconded by Mr. McNeal, all members were in favor.