

**OFFICIAL MINUTES
PLANNING AND ZONING COMMISSION
Special Meeting
June 27, 2005**

Members present: Clay Breaud, Melvin Adams, Sheard Ber, Bert Boquet and Marguerite Erwin
Members absent: None
Also present: Kermit Kraemer, Public Works Director, and Errol Price, Zoning Administrator

Mr. Breaud stated they have been provided a copy of the minutes from the April 13, 2005 Planning Commission Meeting and he would need a motion to accept the minutes as presented or amend it. Mr. Boquet made the motion and it was seconded by Mr. Ber, all members were in favor, motion carries.

The next item on the agenda was to consider a request by Acadia Land Surveying, LLC on behalf of Jaron Land Development Company, LLC to acquire a T.N.D. Zoning Designation for a portion of property located in Acadia Plantation. Mr. Breaud asked Mr. Jacob Giardina if he wanted to explain that to them. Mr. Jacob Giardina came forward and stated he was one of the two partners of Jaron. Number one this is part of the formality that the attorney wanted us to go back and get done in a certain fashion and to request from you folks a T.N.D. Zoning for the property that we are trying to develop and that's it. Mr. Breaud replied you know Jake it says you want to acquire a T.N.D. Zoning, basically a portion of that is an R-4 Zone now, we want to re-zone all of this to a T.N.D. District. Mr. Giardina replied yes. Mr. Breaud replied and the map that was furnished us, you have a Portion 1 and a Portion 2, Portion 1 has already been, when it was incorporated into the City limits, it came in as a T.N.D. District, we had conditionally approved that for a T.N.D. so basically what you're doing is asking for the Portion 2 right now. Mr. Giardina replied Portion 2 and just re-confirming, there was something that the attorney we have that worked the corporate endeavor agreement, this guru from Baton Rouge, Charles Landry, and he said, look fellows, this is the sequence of events and the way they should follow and he was the one that really wanted us to go back and do it and the reason being he says if anybody ever questioned it somewhere in the future he thought something that was done in the past wasn't quite up to par, he said, let's go back and get it all straight, that's about 90% of why we are here tonight if you want to know the truth of it, that's what he understood. Mr. Breaud replied really and truly when we look at a T.N.D. District as compared to an "R-4", a T.N.D. is really more restrictive because in an "R-4" you can put a trailer on those lots and... Mr. Giardina replied they definitely didn't want that, no we want the more restrictive, the T.N.D. one, yes, for sure. Mr. Breaud stated so basically what the request is everything in the shaded area tonight to go ahead and... Mr. Giardina asked if he could see the drawing. Mr. Breaud replied yes, when you all incorporated into the City, is this what you got incorporated, or you got more than that. Mr. Giardina replied no, no this right here, this and this because this was already in the City and this is already in the City and this is already in the City, so what we've brought into the City was these two pieces. Mr. Boquet asked what zone is it listed as now, Clay? Mr. Breaud replied "R-4." Mr. Giardina replied that was "R-4" and now we're changing it to T.N.D. Mr. Boquet asked if he thought they had to designate, he's trying to say there was something not just right with the way this was done. Mr. Breaud replied well, we kind of did it before it came into the City on a condition so they feel like right now let's just do it, now it's in the City. Mr. Giardina replied now it's in the City and now we're doing it and that's all they were here for tonight. Mr. Breaud replied so, they would make a motion that everything in the shaded areas on the map dated such and such or whatever is designated a T.N.D. District. Mr. Breaud then asked if there were any public comments from our council members? Mr. Breaud stated every time you all get one of these special meetings we can't get any public out. Mr. Giardina asked if they let Lea Rutter know. Mr. Breaud replied Lea should know, huh, he didn't call him though; he didn't call me so he figured he was all right. No, he had spoken to Lea about this already and he feels like it's more restrictive, he doesn't have a problem with it. So, if there are no further comments, he would accept a motion to re-designate or to designate the shaded areas referred to Portion 1 and Portion 2 on the map provided by Acadia Land Surveying dated 06-16-05 signed by Michael Blanchard to be a T.N.D. District, it was moved by Mr. Boquet and seconded by Mr. Ber, all members were in favor, motion carries.

Mr. Breaud stated now items 6, 7 and 8 supposedly have been pulled or withdrawn from the agenda, he thought it was by the developers but evidently it was by someone else, but being it was advertised in the newspaper he would afford the opportunity to anyone that wants to make any statements on these 6, 7 and 8 items, Jake or Ronald do you all? Mr. Price stated he thought it was you all that pulled it the notice he got, it came from Gary LeBouef saying to pull it off. Mr. Jake Giardina came forward stated evidently he didn't know about it until vaguely discussing it with one of the Duplantis guys, Duplantis Engineering Group and apparently they didn't have some things ready for example, the sewer lift station is being designed by David Waitz and this design is not finished and he thought with that design goes some of the sewer layouts for the entire thing. If there is any reason why it was pulled he thought this was it, other than that he didn't know and in talking with Ronald he doesn't know, so, there we are. Mr. Breaud replied there's two developers that don't know what is going on it sounds like. Mr. Ronald Adams replied if we would have been told when went to Duplantis this afternoon we wouldn't have come. Mr. Breaud replied he couldn't pull things off the agenda, he could reject them but he couldn't pull them but our next meeting is the second Wednesday of July so if you all want to get on the agenda don't forget you've got to get on the agenda two weeks before. Mr. Price stated they had called Ruby saying that he would have everything by next Wednesday. Mr. Jake Giardina stated after this meeting they would make very sure that they're not pulled without their knowledge. Mr. Breaud stated but you're not going to request another special meeting, you're going to come back on the next regular meeting. Mr. Jake Giardina replied thank you all very much for coming out for this one. Mr. Ronald Adams stated they apologized for this, we're coming here for half a glass of water. Mr. Boquet replied what's that said about a steak, Clay? Mr. Breaud replied was there anything else to be brought up before the commission. Mr. Jake Giardina stated they were told that the City and the Public Works Department wanted 100% of our plans ready before you all could act on them so they could come up with some recommendations or something, that's what they were told so. Mr. Breaud replied well he personally got upset about two and a half weeks ago, he reviewed them and gave him some of my comments back and in fact the administration was reviewing it also and he didn't know if they finished their review. Mr. Giardina asked if they sent anything back to them, your comments? Mr. Price replied the last time he talked to Gary he said that he'd have some new plans coming and he didn't review them at all yet, he was waiting on the plans. Mr. Giardina replied they apologized and thank you all for the special but that didn't get us anywhere. We do have the T.N.D. though. Mr. Boquet replied yes, we got that done. Mr. Breaud stated the only other comment he wanted to make this coming Wednesday night we've got a meeting, a training type meeting for Planning Commission members and he thought it was for Council members, too. It was at South Central Planning or at the highway department building behind South Central Planning, it starts at 3:30 to 7:00 o'clock he thought. Mr. Giardina asked if it was for anything in particular? Mr. Breaud replied yes, it's kind of, the legislature passed a new law this year that all new planning commission members had to attend a three or four hour type seminar but we're doing it for everybody because we've never done this before. If there were no further comments, meeting was adjourned.