

Commissioner Booth: Next item on the agenda is PZS-2016-42 requested by Lloyd J. Frickey for survey plat and resubdivision of Lot 77A-1 being a portion of Lots 73, 75, 77 & 79 of the Sunset Drainage District located in the Ranson Tract of the Coteau de France 190, 194, 196, 202, 220 JB Green Rd and 16571 Old Spanish Trail into lots herein designated as Lots 77-A1-1, 77-A1-2, 77-A1-3, 77-A1-4 and Lot 77-A1-5 situated in Section 39, T14S R20E, Des Allemands. Zoning District R-1AM.

Ms. Stein: Thank you Mr. Chair. The applicant is requesting a resubdivision of an irregularly shaped lot that's also been the subject of reduction by Old Spanish Trail. It came to you several months ago to be rezoned to R-1A(M) from M-1, light industrial. The applicant combined several lots to create the large parent lot that is being requested to be cut into 5 total lots. All of the proposed lots will exceed the area and frontage requirements for the R-1A(M) zoning district and the applicant has drawn the lines that you see in order to take advantage of some existing development in the area, some driveways, some culverts, some utility connections. The lots are not perpendicular to J. B. Green Road which was an outcome that we were looking for since it helps in making an orderly development pattern in the area, but the applicant is requesting a waiver. So if you grant a waiver to that requirement, it's a geometric standard that says side lot lines need to be perpendicular to the street, then this request would go forward to the parish council to get that waiver endorsed. We recommend approval of the waiver considering the current development patterns but we'd like you to recognize that sometimes this create permitting problems in the future the way the lots are oriented and getting something on them.

Commissioner Booth: This is a public hearing for PZS-2016-42. Mr. Frickey wants to subdivide this piece of land into 5 lots in Des Allemands. Mr. Frickey would you state your name and address for the record please.

My name is Lloyd Frickey. I live at 152 Bayou Estates Dr. in Bayou Gauche with my lovely wife of 49 years and 2 months. Thank you for hearing me tonight. I'm here upon as presented by Madam Stein. I had purchased this property on both sides of J. B. Green Road and I've completed the development on the south side and now I'm working on the north side to do this and complete this. I'm reserving another 4 acres past that line to remain M-1 which you guys granted to me the last meeting I was here to rezone from M-1 to R-1A(M). Historically J. B. Green Road is a mobile home community, it's been that way for years so I'm just kind of continuing the use. I'm dealing with this property to allow people that ordinarily would not get to own any property. It's selling it to them, financing it for them. I've done 15-16 lots on the other side and they've all been sold and all been financed by me so I appreciate your consideration in this. I reiterate that I am asking and I apologize because I don't know what the geometric standard things mean, I did not take any geometry in school, I was absent that week so I ask for that waiver as well this evening. I'll be happy to answer any questions and make any comments you'd like.

Commissioner Booth: Any questions for Mr. Frickey? Thank you sir.

Mr. Frickey: Thank you very much.

Commissioner Booth: Anybody else here to speak for or against this particular issue? Any other questions or comments from the Commission? I guess we will call for the vote with the waiver that Mr. Frickey is familiar with that he mentioned himself and that was also mentioned in the description of the request. Call for the vote.

YEAS: Loupe, Richard, Booth, Frangella, Galliano
NAYS: None
ABSENT: Pierre, Granier

Mr. Frickey that is unanimous, good luck.
