

Commissioner Frangella: Next up 2020-18-R requested by BMB Real Estate, LLC for a change of zoning district from M-1 to R-1M on approximately 7.2 acres of Lot D-2AA, Fairview Plantation Subdivision, near 10390 Airline Drive, St. Rose. Council District 5.

Mr. Welker: The applicant requests a change of zoning from M-1 Light Manufacturing and Industry to R-1M Manufactured Home/RV Park on approximately 7.2 acres of Parcel D-2AA adjacent to 10390 Airline Drive in St. Rose. The request does not meet any of the 3 criteria for rezoning. The existing M-1 zoning does not prevent reasonable development of the property. Changing the zoning to R-1M does not conform to the Future Land Use Map and it would be a spot zone that would permit residential use in portable structures in an area that is already developed in industrial and highway commercial uses that generate heavy traffic and noise. The permit records suggest the site may have been used as a construction demolition debris landfill, staff has requested documentation that the Louisiana Department of Environmental Quality does not object to the proposed use. The site is over 3 acres so if the rezoning is approved a corresponding change the Future Land Use Map designation would need to be done. The department does recommend denial.

Commissioner Frangella: Is the applicant present? Do you wish to speak? Come forward, state your name and address for the record.

Bruce Bourgeois, Shadow Lane, Destrehan. We're seeking approval for a little mobile home area, we own that acreage on Airline Highway. We're just trying to present a cash flow for the area. We've already had 200 trailers there for a couple of years after Katrina with zero problems. This is not something that I was going to do temporarily, let RVs move in and out and all that, we were going to do a nice fenced in mobile home area, nothing temporary where people could just come in and park for a month and leave, it's not that kind of situation. So we own all of that acreage, we've had several deals come up, nothing really fell up, everything fell through. We're just seeking approval to put something there to create cash flow. It's in an area like he said it's industrial but you put a trailer situation or a mobile home area, that would be away from any kind of people's homes or anything like that, it would be in that area there on Airline Highway not in people's area where they live, not in a home area where houses are, if that make sense. I would hate to have a mobile home in my area next to my home. This is an area that doesn't have any homes.

Commissioner Frangella: Right. The issue or concern that I would have is, the people buy it, they move their trailer, they set everything up and then you got industrial that goes on both sides of them and then they start complaining on all these companies coming in, they're making noise early in the morning and doing all of this, so that's my concern is what's around it, it's not there now but what about the future.

Mr. Bourgeois: What about what?

Commissioner Frangella: The future. If somebody comes on both sides and they build something up, how is that going to affect.

Mr. Bourgeois: We're not looking for anything super long term anyway. I mean if I did this for a couple of years, 5 years, and Amazon came back and was wanting to purchase that area, I would sell it, so we're not looking to do this forever, it's something kind of temporary. There's 5,000 salesmen between Kenner and River Road, Kenner Line and not River Road, 310, there's like 5,000 salesmen there and they're all looking for a place to stay, they can get a motor home, not a motor home, a trailer or a mobile home and live there and go home on the weekends, that's what they're looking to do, that's what gave us the idea.

Commissioner Frangella: Any other questions for Mr. Bourgeois from the Commissioners?

Commissioner Dunn: have you opened up the public hearing yet?

Commissioner Frangella: No I haven't opened up the public hearing yet. Thank you Mr. Bourgeois.

Mr. Bourgeois: Thank you.

Commissioner Frangella: We're going to open public hearing for 2020-18-Rezoning, anyone here to speak for or against, please come forward and state your name and address for the record.

Paula Aytes on behalf of MHI Investments, 10557 Airline Hwy. We object to this spot zoning change. We are an adjacent landowner and we feel that this particular use is not the highest and best use for this property, that it would be detrimental to the overall development of what we've tried to achieve along Airline Highway. With all due respect to Mr. Bourgeois, he is our neighbor and a good friend, but we do not feel this is in the parish's best interest either. Any questions? Ok thank you.

Commissioner Frangella: This is a public hearing for 2020-18-Rezoning, anyone else here to speak for or against? Seeing none, we'll close the public hearing for 2020-18-Rezoning.

Mr. Welker: We did receive 2 emails objecting to it, one of them was from MHI, so there was one email objecting to the rezoning.

Commissioner Frangella: That was the one that we received up here?

Mr. Welker: Yes.

Commissioner Frangella: thank you. So we've closed public hearing for 2020-18-Rezoning, any questions comments from the Commissioners to Mr. Bourgeois?

Commissioner Dunn: I'd just like to say that this is in my area and it doesn't meet any of the 3 criteria that are set up and I'm not going to be able to support it tonight due to that. I'm sorry Mr. Bourgeois and I'm sure it would have been a nice place but it doesn't meet the criteria and I'm not going to be able to support it.

Commissioner Keen: Also want to note that Committee member Scott Galliano gave me a call because he was not going to be able to attend and he was also in agreement that he could not support this also.

Commissioner Frangella: Any other?

Commissioner Petit: For me some of the concerns about the DEQ, it sounds like this was potentially a land fill at one point. I'm also not in support of a spot zone, almost everything here is commercial and / or manufacturing and I don't really feel that it's suited for residential use.

Commissioner Frangella: Any other comments, questions? Call for the vote.

YEAS: None  
NAYS: Ross, Petit, Keen, Dunn, Frangella  
ABSENT: Schexnaydre, Galliano

Commissioner Frangella: That fails unanimously with Ross, Petit, Keen, Dunn, Frangella voting nay.

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