

Mr. Gibbs: The first two items coming before us were tabled in the April Planning & Zoning Commission meeting. We'd like to have a motion to remove both items because they are one in the same.

Mr. Booth: I so move.

Mr. Frangella: I'll second.

Mr. Gibbs: Cast your vote please.

YEAS: Pierre, Booth, Gibbs, Galliano, Loupe, Frangella
NAYS: None
ABSENT: Foster

Mr. Gibbs: That's unanimous. First item on the agenda is PZR-2014-02 requested by Stacey Williams for zoning reclassification from R-1A(M) to C-3 on lots 20 and 21 of Booker T. Washington Subdivision at 404 South Kinler Street, Boutte. Council District 1.

Ms. Marousek: Do you need staff to read the report again or you just want to open up for comment?

Mr. Gibbs: I'd like to just reopen it for public hearing. Is there anyone in the audience to speak?

Brad Meyer and I represent Ms. Williams and also Blacke's Corner Bar. We have several citizens from the community to offer comments regarding the opening of this establishment in support of this establishment, they can come forward.

Mr. Gibbs: Can I ask if it's pretty much the same opinion just to be brief, we'd like to hear it.

Mr. Meyer: Ladies and gentlemen in support of Blacke's Corner Bar we ask that you would limit your comments.

Mr. Gibbs: We just need for everyone to state their name and address for the record please.

Yolanda Gilbert, 200 Boutte Estates, Apt. 254.

Mr. Gibbs: Ms. Gilbert you have anything to add?

Ms. Gilbert: I'd just like to say I'm 42 years old and we moved out here when I was 2 years old and it was opened, it's been opened for like decades and I just hate to see it shut down for good.

Mr. Gibbs: Thank you.

My name is Wendy Scott and I live at 1744 Paul Maillard Road and I'm just here to support Berley and Tony, they are my good friends and this establishment has been opened for a long time. My mama was good friends with Ms. Helen the lady who owned it originally, it's going to be a place where older people after a hard day's work if they want to go and sit down.

Mr. Gibbs: Thank you Ms. Scott.

Sheila Pierre, 211 Bailey Street, Boutte. I don't have a problem with the club it's just that the people hanging out in front and the yard because I live right across the street from it. I just don't like all the people hanging outside. I don't have a problem with the club.

Leon Williams, Jr., 363 S. Kinler St., Boutte, I don't have any problem with them having functions, because they have functions and benefits and stuff like that in the neighborhood. That would be great if they can open it back up. I'm grateful if you all can do that for the community and for my neighbors.

Kyle White, 369 S. Kinler, Boutte

Mr. Gibbs: This is a public hearing for PZR-2014-02 anyone else in the audience care to speak for or against?

Mr. Meyer: I have a brief comment specifically in regards to Rule 3, regarding buffering. It is possible that this property can be buffered from the surrounding properties, there is adequate space between the properties specifically as you're facing the street and from right to left on the right side there is enough space, there's approximately 19 inches between the structure of the building and the property line, that is sufficient space to buffer the property from the adjacent home owner. On the left side is Ms. Stacy Williams's property the current property owner of the bar, on the left side there's a lot that can be buffered as well. I'd like to also address the paperwork that as presented to me at last month's hearing regarding the potential encroachment of that building on an adjacent property owners land. I think that the Board would be wise to pay attention and give credence to what is filed on the public record regarding the structures and as they presently exist and as they have always exist. What was presented was a photo provided by Google Earth tens of thousands of feet in the air which should not be relied on. I think that this Board should rely on what is filed in the public record which is currently accurate and to do so otherwise would be irresponsible and additionally I would go ahead and I'd like to lend my support again for the opening of Blacke's Corner Bar, grant Ms. Stacy Williams what she originally requested. The surrounding community is economically depressed at present, there are no others ideas being put forward to go ahead and enhance the surrounding community. I think that we have demonstrated that there is overwhelming public support from the immediate community for this bar to open and just grant her request.

Mr. Gibbs: Thank you Mr. Meyer. This is a public hearing for PZR-2014-02 is there anyone in the audience care to speak for or against?

Barry Charles, I really be looking for somewhere to go in the afternoon and try to get a little drink or something after spending 32 years in the military I find it hard to be going consistently back and forth into the city to consume something to drink, so I'm very supportive of Mr. Gilbert and whoever wants to open the place that used to be called Helen.

Mr. Gibbs: Thank you Mr. Charles, thank you for your service. I'm sorry I need to get your address Mr. Charles.

Mr. Charles, 1112 Paul Frederick St.

Mr. Gibbs: Thank you. This is a public hearing for PZR-2014-02 anyone else in the audience care to speak for or against?

Ryan Robinson, 216 Bailey St., Boutte, I'm very supportive of this club being opened. I noticed that in just about every neighborhood they have a local bar where everybody can socialize, fellowship and watch football games and this would be a great idea with helping us open it up, because I don't want to go all the way to Hahnville when I can get a drink by my house, or go all the way to Killona or Luling, it's more convenient for the people in the neighborhood. I definitely support this. Thank you.

Mr. Gibbs: Thank you Mr. Robinson. Anyone in the audience care to speak for or against PZR-2014-02?

Good Evening, I'm Patricia Baptiste, I live right next door to the bar and I support the bar also. Sometimes when I come from work, I need a drink so I would appreciate if you all agree and let it pass.

Mr. Gibbs: Can I have your address one more time Ms. Baptiste.

Ms. Baptiste: 378 S. Kinler St., Boutte.

Mr. Gibbs: Thank you.

Mr. Meyer: Also, Ms. Baptiste, I spoke of the property to the right, there is approximately a foot and a half between the structure of the building and the property line. This is the property owner and she is also in support of the bar.

Mr. Gibbs: Thank you Mr. Meyer. Anyone else in the audience care to speak for or against PZR-2014-02? Commission members.

Mr. Booth: At our last meeting Planning & Zoning went through the investigation and description of what they did to look into this matter. Under the Planning & Zoning rules they need to meet at least one of the three criteria and this particular project fails all 3. I have a problem with just doing away with the rules and regulations because it's a nice thing to happen. Mr. Meyer could you come back up. The last meeting you said that you had spoken to the Sheriff about this and he didn't have a problem with it?

Mr. Meyer: I absolutely spoke to the Sheriff approximately in the fourth week of December of last year. I did so specifically to find out what his thoughts were regarding the bar and he told me that he would go ahead and not oppose the bars opening, however, that he would strenuously supervise the going ons over there and I called and I asked the Sheriff about this some 5 months ago because of the costly nature of this endeavor because every month that passes it costs my principle thousands of dollars and we didn't want to just keep throwing good money down a rat hole. If there wasn't a likelihood of this being approved then we would have ended it there. All I can say is perhaps the Sheriff has had a change of opinion but I would urge you to please support us. He also said the same thing to my principle, Ms. Berley Gilbert.

Mr. Booth: That was the Sheriff of this parish?

Mr. Meyer: Yes.

Mr. Booth: I went and spoke to the Sheriff out of concern because I too look at the public record and when it was opened as a bar on one particular night every patrol unit on the west bank responded to a disturbance there and made 17 arrests. So that was a problem for me, so I called the Sheriff and I said what do you think about this and he said I've reconsidered after people have called me and brought up the fact that it's been a problem in the past and now the Sheriff is telling me that he opposes this and he would recommend that we not do this in the interest of public safety in St. Charles Parish.

Mr. Meyer: My response to that would be that, that event which occurred which was one incident, it was one incident over decades, literally decades of operation. Also, we are a different set of people, we are not the people who previously operated that bar. Like one of the witnesses who came up to testify, I too am a 10 year veteran of the Armed Forces of the United States, haven't been getting involved in any knuckle headedness or criminal activities. The one gentleman who came forward in opposition to this establishment opening a month ago talked about how the elderly people were afraid to go and venture throughout the community, that's totally unacceptable to me. I don't know people and I don't associate with people who act that way. Years ago when I acted out, my grandmother made me go to the tree and get the switch, we don't tolerate that kind of foolishness, I again I would say this is only one incident over decades of operation at Helen's Bar and we're not even those people. This bar/establishment is intended for adults, people who have responsibilities, people with children, people with jobs and certainly nobody below the age of 28, because we don't tolerate that kind of going ons either and haven't conducted our lives in such a manner.

Mr. Gibbs: Mr. Meyer do you live in the neighborhood?

Mr. Meyer: No. I don't. I no longer live in the neighborhood, I live in LaPlace right now, but I was born and raised in Hahnville, I grew up approximately one mile from here on the corner of Pine and Lincoln Streets across from the fire house, so I have deep roots, Hahnville High School, Class of '89. So I too have roots in the community, I too care about the community.

Mr. Booth: Thank you sir. I feel that I believe the people who want to open and manage this establishment are reputable people, but I don't see how they can restrict anyone from coming in there, unless they make it a private club with membership, which they are not doing. I have a signed letter from the Sheriff of this parish saying that he opposes this project that's all I want to let you know.

Mr. Meyer: Yes sir. Thank you.

Mr. Gibbs: Thank you any other questions or concerns Commission?

Ryan Robinson, 216 Bailey St., The people who had the bar at first did not take care of it. They didn't care what was going on, the owner of the bar he used to get drunk all of the time and how are you going to get drunk in your own business? They didn't take care of it and I know these people will take of this bar. I was there during the incident and they didn't take care of it, they never ID and they will ID. They have my full support and I'm a witness that the former owners did not take care of it. I know these people, they will take care of it. Thank you.

Mr. Gibbs: Thank you Mr. Robinson. This is a public hearing for PZR-2014-02 anyone else in the audience care to speak for or against?

Mr. Frangella: I have a question for Planning & Zoning, since you cannot have that buffer put in, would that have to be a variance that would be put in there or how would that work?

Ms. Stein: The process as far as to go through this body and if it's approved, then it would go forward to the Parish Council for any waivers to any of those specific site requirements. There's also the Special Permit Use, so it's going to forward to the Parish Council for a decision on the rezoning and then the Special Permit Use would also have to go forward, and it's not likely that it fully meets the requirements.

Mr. Gibbs: Any other questions from the Commission? Seeing none.

Mr. Meyer: If it requires buffering it is possible that it can be buffered.

Mr. Gibbs: Right.

Mr. Meyer: If you order it to be buffered, we will buffer it, we want to comply with the rules.

Mr. Gibbs: Thank you Mr. Meyer. Any other questions or concerns? Seeing none, cast your vote please.

YEAS: Pierre

NAYS: Booth, Gibbs, Galliano, Loupe, Frangella

ABSENT: Foster

Mr. Gibbs: That fails with Ms. Pierre voting yea. That is considered the second item on the agenda as well. We don't need to go through that one as well.

Ms. Marousek: That was the rezone you still need to hold the public hearing on the Special Permit Use.
