

Commissioner Frangella: Next up 2021-5-R requested by Donald & Annabel Hogan for a change of zoning from R-1A(M) & M-1 to R-1M on approximately 23,700 sq. ft. at Lots 89A-6-A1-A, 89A-6-B, & 89A-6-C, Coteau de France, 16459, 16479, 16481 Old Spanish Trail (LA 631). Council District 4.

Mr. Welker: The applicant requests a change of zoning on 2 acres of land to permit a manufactured home park also referred to as a mobile home park. The site is currently split zone R-1M, R-1AM and M-1. They're looking to expand upon the existing R-1M district that makes up the majority of the zoning of this particular site. Basically, right now, through different resubdivisions and rezonings over quite a while, the area of the R-1M zoning has been reduced to less than 2 acres. At this point it only would permit an RV Park, they need to get it up to that 2-acre threshold in order to be able to permit a mobile home park or manufactured home park. The requested change meets the second and third rezoning guidelines. The existing mix of R-1AM, R-1M and M-1 zoning prohibit reasonable use of the property because the area that is zoned R-1M is only large enough, as I just mentioned, to permit an RV Park which is not as compatible with the surrounding neighborhood. Increasing the area of the R-1M zone will allow the development of an orderly mobile home park which would be more compatible with that surrounding neighborhood. The applicant has been advised that if the rezoning is approved the area will have to be resubdivided into a 2-acre lot, we actually received the application for that resubdivision today, so they are moving forward with that. The entire site is under 3-acres so approval will not require a corresponding change to the Future Land Use Map and the department recommends approval.

Commissioner Frangella: Alright thank you. Is the applicant present and do they wish to speak?

Mr. Albert: The applicant is not here. I'm going to ask him if he realizes the meeting time got moved, but I think there is someone from the public here to speak on this.

Commissioner Frangella: Ok you want to just go and open public hearing?

Ms. Stein: We can open the public hearing or table it.

Commissioner Frangella: Or you want to open the public hearing and let the people who are here speak and then table?

Mr. Albert: yes.

Commissioner Frangella: Alright. This is open public hearing for 2021-5-R anyone here to speak for or against please come forward, state your name and address for the record please.

My name is Mitchell Bolden, Jr. I live at 143 S. Kinler, Boutte but I'm also the Pastor of the Antioch Baptist Church right there by the proposed project to be done. I rise in opposition against it because the drainage is just so bad. We've had problems with the previous administration trying to get something done to get the water off the property. When we did that cemetery I had to dig a ditch all the way across the back of the property. The water when it rains, the water has nowhere to go, it runs from our property to the ditch and when it gets to the Old Hwy. 90 it sits there and you would pass there right now that ditch is full of water and it stays until the water goes into the ground, it had not been that way all the while, there was a time when it did drain. But I walked back in there and found that there's a ditch that runs all the way to Hwy. 90, a huge ditch, but it's been blocked, so the water has nowhere to go. When we get real bad rain the water backs up in my cemetery. I've seen it a few times where the water was 6 inches deep in the woods back there, there's nowhere to go. It used to flow going towards Boutte and the gentleman there, I don't know his name had a farm there and there was a small ditch that used to go to Hwy. 90 but all of that has been plugged up. The water just sits there until it decides to go in the ground. For me to alleviate that problem, a couple of times we put in a few loads of dirt and elevate me but it makes the water run on my neighbors so we got problems, that's why I rise against this until we get some type of drainage. If I might say this as well, I spoke to the Councilman up there before the pandemic and I

was told he would put a work order in to do something about the drainage, after the pandemic all that died. I don't want my graves to start popping up. That's a wooded area and you're going to do some kind of construction there and some filling, where is the water going to go? Thank you.

Commissioner Frangella: Thank you.

Mr. Albert: Mr. Hogan was unaware of the time change on the meeting, he is on his way here. He asked if it's possible to table this until the end of the agenda because he's on his way now and if not, he doesn't mind a vote being taken on it if you don't have any questions for him. It's your pleasure but that's the message.

Commissioner Frangella: Do I have a motion to postpone until the end of the meeting or continue?

Commissioner Keen: Move to postpone to the end of the meeting.

Commissioner Petit: Second.

YEAS: Ross, Petit, Schexnaydre, Keen, Frangella, Galliano

NAYS: None

ABSENT: Dunn

Commissioner Frangella: That motion passes unanimously, we'll pick it back up at the end of the meeting.

Commissioner Frangella: We'll pick up 2021-5-R we need a motion to remove from postponement.

Commissioner Petit: Motion to remove 2021-5-R from postponement.

Commissioner Galliano: Second.

Commissioner Frangella: Call for the vote.

YEAS: Ross, Petit, Schexnaydre, Keen, Frangella, Galliano

NAYS: None

ABSENT: Dunn

Commissioner Frangella: That motion passes unanimously. 2021-5-R is the applicant present and wishes to address the Commission.

Thank you Commissioners. Paul Hogan, 222 Down the Bayou Road, Des Allemands, representing my parents Annabel and Donald Hogan. This is a rezoning of a portion of property that they have. This is a piece of property that's being resubdivided into a 2-acre parcel approximately 1.5 acres of it is zoned R-1M, the other portion is zoned R-1A and that's in order to provide for trailers on the property. We'd like to put a total of 9 trailers on there. Currently the way the property exists today we can probably put 25 RV trailers but my mom and dad doesn't want to put RV's, they want to put homes where people will live and not people coming in and out. So this is simply a rezoning of about a quarter of the lot that's being created to R-1M so that it meets the 2-acre requirement for a trailer park and I'm asking for your support. Thank you.

Commissioner Frangella: Anyone has any questions for Mr. Hogan?

Commissioner Galliano: Mr. Hogan they had a gentleman here earlier saying they may have some drainage problems, that the cemetery was getting flooded out by the church. Will you impact the drainage?

Mr. Hogan: No the drainage on this property doesn't go onto that property, it goes to Hwy. 90 on the Des Allemands side along that property line and adjacent there is an access servitude that runs along the property that goes to a tower that's located on my

parent's property and drainage falls into that ditch and goes to Hwy. 90, none of it goes on their property.

Commissioner Frangella: Are you looking to build up any of this property as far with fill?

Mr. Hogan: Yes a portion of it Like I said there's an access road that goes off of Old Spanish Trail to the right of it, we do plan to put a little fill up in there in order to get it to the elevation of the road so trailers can get in there with no problem, but all the water is going to be contained on the property.

Commissioner Frangella: How much fill you might have to put in as far as depth?

Mr. Hogan: That's minimal. It's probably going to be a foot along the road and tapered towards the back

Commissioner Frangella: Any other questions?

Commissioner Keen: At this point, the flood planning that's still continuing at this point, they're taking into consideration if we add this as a residence, are we at the time where we can incorporate it into the overall plan to be able to help with the flood plan and zone?

Mr. Albert: You're talking about the drainage plans and everything. Honestly with the current zoning what it is right now if they've already factored in the land use and zoning this is certainly no more intense than what's already permitted. I don't expect there to be an issue with this change.

Commissioner Keen: This will be a minuscule differentiation from the current flood zone plan we've already got.

Mr. Albert: Yes sir.

Commissioner Frangella: Any other questions or comments? Seeing none we'll call for the vote.

YEAS: Ross, Petit, Schexnaydre, Keen, Frangella, Galliano

NAYS: None

ABSENT: Dunn

Commissioner Frangella: That passes unanimously and will go to Council.