

Mr. Gibbs: First item on the agenda is a tabled item. Do I have a motion to take it off of the table please?

Mr. Booth: I so move.

Mr. Frangella: Second.

Mr. Gibbs: Please cast your vote.

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

Mr. Gibbs: That passes unanimously. First item is PZS-2014-41 requested by Lloyd Frickey for resubdivision of the east ½ of Lot 13 of Addition to Mosella Subdivision into Lots 13-A and 13-B in Section 37, T14S R20E, (14345 Hwy 631), near Paradis. Zoning District R-1A(M). Council District 4. Mr. Romano.

Mr. Romano: Thank you Mr. Chairman. This application was tabled at the October 2014 Commission meeting due to concerns raised by the Department pertaining to frontage width of proposed Lot 13-A and sewer connection accessibility for proposed Lot 13-B. Both issues have been resolved.

The site fronts on both Old Spanish Trail and US 90 in Boutte approximately 1748 feet west of Fourth Street and approximately 530 feet east of Hills Street. A house fronts on Old Spanish Trail and other than a small shed, the remainder of the lot is vacant.

With public sewer and water lines along Old Spanish Trail but only a water line fronting US 90, the need for sewer connection for Lot 13-B was evident. But because this lot does not meet the minimum area required to install individual sewer treatment, the only option available for sewer connection would be from Old Spanish Trail through Lot 13-A. The Department recommended that a private 10-foot utility servitude through Lot 13-A be denoted on the plat for the purpose of installing sewer service. The revised plat includes this.

Pertaining to the frontage width of Lot 13-A, the revised plat denotes both a “measured” width and “actual” width. The Department finds this to be sufficient.

Therefore, all issues mentioned about the plat at the October 2014 meeting have been resolved and the plat meets all requirements for approval and we recommend subdivision approval.

Mr. Gibbs: Thank you Mr. Romano. This is a public hearing for PZS-2014-41 is there anyone in the audience that cares to speak in favor or against? Name and address please.

Good evening, Councilmembers [Commission], my name is Lloyd Frickey I live at 152 Bayou Estates Drive in Bayou Gauche and I will tell the truth. Mr. Romano summed it all up, but first of all let me be thankful that at the last meeting I was called out a day early to my out of town business meeting. I appreciate your continuing this meeting. Thank you very much. I’ve worked out all the details that we had issues with the last time I was here. My engineer redid the plat in according with the requirements of the Planning & Zoning Department. I also met with the Sewer Department. Immediately following that meeting I had an email sent to Mr. Romano from the water district, advising them that there was water from Hwy. 90. Immediately the next morning, that was the first call I made and they took care of that. So there are really no issues with this, it’s a very simple, take one lot and make 2, one fronting 90 and one fronting Old 90. Each contains approximately 10,000 sq. ft. which double exceeds the amount required under R-1A(M) zoning. So if you have any questions that you would like to ask me I would be happy to address it for you but it’s a pretty cut and dry and Mr. Romano kind of summed it all up. So I’m here at your mercy.

Mr. Gibbs: Thank you Mr. Frickey. Any questions or concerns? You summed it up the last time we were together.

Mr. Frickey: I think we did.

Mr. Gibbs: I think we're good to go. Thank you. This is a public hearing for PZS-2014-41 is there anyone else in the audience that would care to speak in favor or against? Commission members any final comments? Cast your vote please.

YEAS: Pierre, Loupe, Gibbs, Booth, Frangella, Galliano

NAYS: None

ABSENT: Foster

Mr. Gibbs: That passes unanimously. Mr. Frickey that's going to go in front of the Council, same venue and that will be the January meeting.
