

Commissioner Frangella: Next up 2020-06-ORD Matthew Jewell, Parish President/Dept. of Planning and Zoning for an ordinance to amend the St. Charles Parish Subdivision Regulations of 1981, to amend the major subdivision process to require partial infrastructure review at the Preliminary Plat phase; to amend the Construction Plan Approval process; to clarify that minor subdivisions are not intended to create substandard major subdivisions; to clarify requirements for drainage servitudes; to clarify language for dedications for parks; and to increase subdivision drainage design from the 10-year storm to the 25-year storm.

Mr. Albert: Thank you Mr. Chairman. Again this is something that you've seen and subsequently approved at the Legislative Committee. There was substantial consideration of what was in here, a lot of discussion, a lot of explanation, mostly positive feedback. One of the things we took away from this was making sure that the process maintained administrative integrity. So what has been added since last time aside from a few other minor tweaks is an appeal process to the administrative decision so if one of the various review departments in the parish were to reject construction plans the applicant can appeal that rejection to the Planning Commission. So they would basically come to you to discuss that singular item, why it was rejected and the Commission as a voting body would hear that appeal and make a decision whether to uphold the denial or overturn it.

Commissioner Frangella: Ok. We'll open public hearing for 2020-06-Ordinance, anyone here to speak for or against? State your name and address.

Perri Chaisson, 694 Grand Bayou Road. As far as the servitudes for the drainage and stuff like that, I worked 33 years for Public Works, and there's been a lot of times where we've had to, I guess you can say, jump through the hoops and get through and get our work done and not mess people's property up. Something needs to be looked at, thank yall.

Commissioner Frangella: Open public hearing for 2020-06-Ordinance, anyone else here to speak for or against? Seeing none, we'll close public hearing for 2020-06-Ordinance. Any questions or comments from the Commissioners?

Commissioner Petit: I guess a question for me under Section 1, the minor, with the 2 years. So looking back over what we've done over the last few years, this would prevent what happened on Anna Street, for example in Ama, where we had a lot subdivided and then the half was subdivided and then we kept getting request for resubdivision, then it would have actually been a major subdivision had it been submitted all at one shot.

Mr. Albert: Correct and in that instance, I was aware of it, the staff brought it to my attention, we discussed it with Legal and the way the Code is structured currently, there really is no mechanism for that repeated bite at the apple where a landowner can break up 2 or 3 lots, 2 or 3 lots, 2 or 3 lots and the impact is essentially the same as having a major subdivision but we don't have the legal strength to direct them in to the correct review process right now, this would grant that ability.

Commissioner Petit: Ok and that would at least slow that down right because then they would have to wait 2 years.

Mr. Albert: Yes and what you're saying it would slow it down and if they wanted to proceed in the same exact way that they have, they would have to wait during that period.

Commissioner Keen: Question and not that it may not be explicitly spoken in the ordinance but at 2 years and 1 day if I wanted to do that would it be something that would be mentioned in the Planning and Zoning notes that we are daisy chaining this from previous, is that something that yall normally do under your normal procedures or something that would be explicitly in this?

Mr. Albert: I ask the staff to consider previous applications and review history of sites so the way we currently operate, yes.

Commissioner Frangella: Ok, any other questions? Call for the vote.

YEAS: Ross, Petit, Keen, Dunn, Frangella

NAYS: None

ABSENT: Schexnaydre, Galliano

Commissioner Frangella: That motion passes unanimously.

---