

Mr. Gibbs: Next item on the agenda is PZO-2015-02 requested by Paul Hogan, Councilman District 4 to amend Appendix C, the St. Charles Parish Subdivision Regulations of 1981, Section I. General., B. Definitions: Planned Industrial Park and Section V. Administrative., A. Fees, 1, 2, and 4. Mr. Hogan.

Good Evening Commissioners. This is an ordinance revision that's been worked in conjunction with the Planning & Zoning Department. What we're doing here is adding a definition for the Planned Industrial Park which currently the code doesn't have one. This also addresses all subdivisions with the exception of Industrial Area Status, those are unique types of subdivisions so you see some ~~striketroughs~~ and a couple of words added here and there. Also states how administrative resubdivision, how their fees are being addressed right now in the code. And I'm asking for your consideration.

Mr. Gibbs: Thank you Mr. Hogan.

Mr. Booth: Is there any particular thing that brought this up or just cleaning it up?

Mr. Hogan: Cleaning it up.

Mr. Frangella: With UNO updating the ordinance, the ordinance that's going to be coming out, it says it might have minor effects on it, would it be better that after that is put in instead of going now and having to make other changes in order to make them comply with both of them?

Mr. Hogan: Michael you know if any changes are being made to this particular section?

Mr. Albert: The answer is not straight forward. The fee section in the ordinance is being evaluated and it was one of the sections in the scope of work that was asked to be done. Strict reading of the scope of services of the zoning ordinance was the zoning ordinance, which this is the subdivision ordinance fees. One thing that UNO is doing is a comparative look at our fees versus the area. I don't know if I answered your question.

Mr. Hogan: Technically what he is saying is I'm sure when they look at this compared to the subdivision they will make recommendations and that will be addressed separately from the UNO study.

Mr. Gibbs: There's a chance that it could stay the same, there's a chance it will change. There is going to be some differences possibly. And they would be minor in scope if they were to change. It wouldn't change the whole outlook.

Mr. Hogan: All it changes is the dollar amount.

Mr. Albert: It doesn't mean that we're not willing to entertain another subsequent change to fees if that's necessary.

Mr. Gibbs: But if that's the recommendation that's the recommendation, but right now what Mr. Hogan is doing is cleaning this up and that's the way I'm interpreting it anyway. Thank you Mr. Hogan. This is a public hearing for PZO-2015-02 is there anyone else in the audience that would care to speak in favor or against?

Mr. Albert: What we did in approaching this, this all came in kind of fast, what we did was provide a markup of the ordinance to help us with some of the changes to cut out some of the language that wasn't necessary and frankly the fee schedule is a legislative action if Council wants to change it, it's their prerogative. It could potentially lower revenues in our department and I'm obligated to note that. If you do recommend approval, I would appreciate it if you recommended the proposed changes and notes that are in here if you agree with them.

Mr. Gibbs: Approve with changes?

Mr. Albert: Approve with changes as noted yes. I do want to note in all the cooperation, the Planned Industrial Park definition is miserable. Affectively the way it reads right now anything in the Parish is a Planned Industrial Park. I'm not sure if words were dropped out or what but that's definitely going to help the subdivision ordinance.

Mr. Gibbs: Thank you Mr. Albert. This is a public hearing for PZO-2015-02.

Mr. Hogan: All the markups, I'm in agreement with everything.

Mr. Gibbs: Any other questions or concerns? Cast your vote with the approval of the markup.

YEAS: Pierre, Loupe, Gibbs, Booth, Frangella

NAYS: None

ABSENT: Foster, Galliano

Mr. Gibbs: That passes unanimously.

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