



St. Charles Parish

Meeting Agenda

Parish Council

***Council Chairman Wendy Benedetto
Councilmembers Carolyn K. Schexnaydre, Snookie Fauchaux,
Terrell D. Wilson, William Billy Woodruff, Paul J. Hogan,
Larry Cochran, Traci A. Fletcher, Julia Fisher-Perrier***

St. Charles Parish Courthouse
15045 Highway 18
P.O. Box 302
Hahnville, LA 70057
985-783-5125
www.stcharlesparish.gov

Tuesday, October 15, 2013

6:30 PM

Courtroom II, Courthouse

Special Meeting - Final

Special Meeting Minutes

ATTENDANCE

PRAYER

PLEDGE

ORDINANCES/RESOLUTIONS WHICH HAVE BEEN TABLED

- 1 [2003-0225](#) An ordinance to amend the Zoning Ordinance of 1981, Ordinance No. 81-10-6, adopted October 19, 1981 to approve the change of zoning classification from B1 to B2 on a portion of batture measuring 463' X 173' (approximately 2 acres) and located 150' north of the intersection of Gourgues Street with River Road in Section 2, T12S R20E, Hahnville, La, as requested by Bayou Fleet Partnership, LLP.

Sponsors: Mr. St. Pierre Jr. and Department of Planning & Zoning

Attachments: [2003-0225 463 Bayou Fleet Aerial_reduced.pdf](#)
 [2003-0225 463 Bayou Fleet LUR.doc](#)
 [2003-0225 463 Bayou Fleet Minutes.docx](#)
 [2003-0225 463 Bayou Fleet Recommendations.doc](#)
 [2003-0225 463 Bayou Fleet Survey.pdf](#)
 [2003-0225 463 Bayou Fleet ZoningMap.pdf](#)
 [Nicholas Place AERIAL.pdf](#)
 [Nicholas Place opposition letter.pdf](#)
 [Nicholas Place PZR-2009-13 Bayou Fleet Partnership.doc](#)
 [Nicholas Place Recommendation at a Glance.doc](#)
 [PZR-2009-10, 11, 12, 13 Bayou Fleet Minutes.doc](#)
 [PZR-2013-18 Bayou Fleet Aerial.pdf](#)
 [PZR-2013-18 Bayou Fleet Contemplated Use.pdf](#)
 [PZR-2013-18 Bayou Fleet Dan Herbold Laurie Ward Letters of Objection.pdf](#)
 [PZR-2013-18 Bayou Fleet LUR.docx](#)
 [PZR-2013-18 Bayou Fleet Minutes.docx](#)
 [PZR-2013-18 Bayou Fleet Recommendation.doc](#)
 [PZR-2013-18 Bayou Fleet Survey.pdf](#)
 [PZR-2013-18 Bayou Fleet The REALLY BIG Survey.pdf](#)
 [PZR-2013-18 Bayou Fleet W Landry letter of objection.pdf](#)
 [10-7-13 kba \(R Durant\) Verbatim.pdf](#)
 [20131008104203147.pdf](#)
 [20131008104231411.pdf](#)
 [20131008104304883.pdf](#)
 [20131008104335595.pdf](#)
 [Servitude legal review re Bayou Fleet.pdf](#)
 [Minutes reconsideration](#)
 [2003-0225 Failed Proposed Ordinance \(07-21-03\)](#)
 [2003-0225 Failed Proposed Ordinance \(08-04-03\)](#)
 [2003-0225 Failed Proposed Ordinance \(07-20-09\)](#)
 [2003-0225 Failed Proposed Ordinance \(09-20-10\)](#)
 [2003-0225 Failed Proposed Ordinance \(10-15-13\)](#)

Legislative History

4/25/03	Department of Planning & Zoning	Received/Assigned PH
6/5/03	Department of Planning & Zoning	Recommended Approval to the Planning Commission
6/5/03	Planning Commission	Recommended Approval to the Parish Council
6/16/03	Parish President	Introduced
6/16/03	Parish Council	Publish/Scheduled for Public Hearing
7/7/03	Parish Council	Publish/Scheduled for Public Hearing
7/7/03	Parish Council	Public Hearing Requirements Not Satisfied
7/7/03	Parish Council	Rmv'd and Reintroduced <i>Discussion: to remove and reintroduce File No. 2003-0225 for Public Hearing on Monday, July 21, 2003</i>
7/9/03	Department of Planning & Zoning	Recommended Approval to the Planning Commission
7/9/03	Planning Commission	Recommended Denial to the Parish Council
7/21/03	Parish Council	Motioned 1 <i>to accept additional information on File No. 2003-0225</i>
7/21/03	Parish Council	Public Hearing Requirements Satisfied <i>Reported: P & Z Department Recommended: Approval Planning Commission Recommended: Denial Speakers: Mr. Neal Clulee, Luling Ms. Mary Clulee, Luling Mr. Mike Thibodaux, Luling Mr. Brian Champagne, Luling Mr. Stanford Caillouet, New Sarpy</i>
7/21/03	Parish Council	Approved 1 <i>Proposed ordinance failed for lack of a majority by the following vote</i>
8/4/03	Parish Council	Motioned 1 <i>to deviate from the regular order of the Agenda to reconsider the vote of File No. 2003-0225</i>
8/4/03	Parish Council	Reconsidered
8/4/03	Parish Council	Motioned 1 <i>to waive the rules to allow Mr. Durant to speak</i>
8/4/03	Parish Council	Public Hearing Requirements Satisfied <i>Mr. Bob Lambert, Planning & Zoning Director, explained the situation. Speakers: Mr. Robin Durant, Hahnville</i>
8/4/03	Parish Council	Approved 1 VOTE ON THE PROPOSED ORDINANCE <i>Proposed ordinance failed for lack of a majority by the following vote</i>
8/4/03	Parish Council	Motioned 1 <i>to return to the regular order of the Agenda</i>

5/27/09	Department of Planning & Zoning	Received/Assigned PH
7/2/09	Department of Planning & Zoning	Recommended Approval to the Planning Commission
7/2/09	Planning Commission	Recommended Denial to the Parish Council
7/6/09	Parish President	Introduced
7/6/09	Parish Council	Publish/Scheduled for Public Hearing
7/20/09	Parish Council	Public Hearing Requirements Satisfied
	<i>Reported:</i>	
	<i>P & Z Department Recommended: Approval</i>	
	<i>Planning Commission Recommended: Denial</i>	
	<i>Speakers:</i>	
	<i>Ms. Gail Allemand, Hahnville</i>	
	<i>Mr. Milton Allemand, Hahnville</i>	
	<i>Ms. Pam Matherne, Hahnville</i>	
	<i>Ms. Denise Naquin, Luling</i>	
	<i>Mr. Robin Durant, Bayou Fleet Partnership, LLP</i>	
7/20/09	Parish Council	Motioned 1 <i>to extend Mr. Durant's time an additional three minutes to allow him to speak on File Nos. 2003-0225, 2003-0226, 2003-0227, and 2003-0228</i>
7/20/09	Parish Council	Approved 1 <i>VOTE ON THE PROPOSED ORDINANCE</i>
	<i>Chairman Authement stated for the record that Councilman Nuss voted in error; he was against File No. 2003-0225.</i>	
	<i>Proposed ordinance failed for lack of a majority by the following vote</i>	
7/21/10	Department of Planning & Zoning	Received/Assigned PH
9/2/10	Department of Planning & Zoning	Recommended Approval to the Planning Commission
9/2/10	Planning Commission	Recommended Denial to the Parish Council
9/7/10	Parish President	Introduced
9/7/10	Parish Council	Publish/Scheduled for Public Hearing
9/20/10	Parish Council	Public Hearing Requirements Satisfied
	<i>Reported:</i>	
	<i>P & Z Department Recommended: Approval</i>	
	<i>Planning Commission Recommended: Denial</i>	
	<i>Speakers:</i>	
	<i>Mr. Robin Durant, Bayou Fleet Partnership, LLP</i>	
	<i>Mr. Steve Meyers, Hahnville</i>	
	<i>Mr. Jim Glace, Hahnville</i>	
9/20/10	Parish Council	Approved 1 <i>Proposed ordinance failed for lack of a majority by the following vote</i>
9/20/10	Parish Council	Reconsidered <i>Discussion: to reconsider the vote on File No. 2003-0225</i>

9/20/10 Parish Council Approved 1
VOTE ON THE PROPOSED ORDINANCE

Proposed ordinance failed for lack of a majority by the following vote

7/23/13 Department of Planning & Zoning Received/Assigned PH

9/5/13 Department of Planning & Zoning Recommended Denial to the Planning Commission

9/5/13 Planning Commission Recommended Denial to the Parish Council

9/16/13 Parish President Introduced

9/16/13 Parish Council Publish/Scheduled for Public Hearing

10/7/13 Parish Council Motioned 1
to consolidate the public hearings for File No. 2003-0225, 2003-0226, and 2003-0227, and then vote on the files individually

10/7/13 Parish Council Public Hearing Requirements Satisfied
Reported:
P & Z Department Recommended: Denial
Planning Commission Recommended: Denial
Speakers:
Mr. Robin Durant, Bayou Fleet Partnership, LLP, Hahnville (document for restrictive servitudes were handed out)

Legal Services Director, Leon C. Vial, III, spoke on the matter.

Speakers:
Judge Steven Plotkin, Attorney for Bayou Fleet, New Orleans

Council Discussion

Speakers:
Ms. Carolyn Tregre, Luling

Planning & Zoning Director Kim Marousek spoke on the matter.

Speakers:
Mr. Jim Glaes, Hahnville
Mr. Ellis Alexander, Hahnville

Councilman Hogan asked if St. Charles Parish Council's Legal Counselor Alan Zaunbrecker could answer questions.

Mr. Alan Zaunbrecker, of Zaunbrecher Treadaway law office, Metairie spoke on the matter. He suggested that the parish council have a dedicated real estate attorney review the restrictive servitudes presented by Mr. Durant.

10/7/13

Parish Council

Tabled.

Council Discussion

Councilwoman Schexnaydre asked questions and requested a response from Mr. Ellis Alexander and Ms. Carolyn Tregre.

Further Council Discussion

Councilman Wilson asked President V.J. St. Pierre, Jr. if the Administration would offer help in having an attorney expeditiously review the restrictive servitudes documents.

President St. Pierre spoke on the matter.

Mr. Durant spoke on the matter.

Councilman Hogan reiterated Councilman Wilson's request to ask President St. Pierre to offer help in getting an attorney to review the documents in an expeditious manner so that the council can hold a special meeting.

President St. Pierre spoke on the matter.

Councilman Hogan requested a copy of the documents that was recorded, and a verbatim transcript of the statements that Judge Plotkin made, so that it could be reviewed by an outside independent attorney.

Discussion: to table File No. 2003-0225, to allow the Council and Administration to expeditiously compile the information received tonight and have an independent attorney assist in reviewing it, so we can hopefully come to a conclusion or resolution on this matter at hand.

- 2 [2003-0226](#) An ordinance to amend the Zoning Ordinance of 1981, Ordinance No. 81-10-6, adopted October 19, 1981 to approve the change of zoning classification from B1 to B2 on a portion of the former Estate of Ulysses J. Keller, approximately 17.49 acres of batture near 15716 River Road between the intersections of Elm Street and River Park Drive with River Road in Section 1, T12S R20E and Sections 26 & 27, T13S R20E, Hahnville, La, as requested by Bayou Fleet Partnership, LLP.

Sponsors: Mr. St. Pierre Jr. and Department of Planning & Zoning

Attachments:

[RR Elm St AERIAL.pdf](#)
[RR Elm St opposition letter.pdf](#)
[RR Elm St PZR-2009-12 Bayou Fleet Partnership.doc](#)
[RR Elm St Recommendation at a Glance.doc](#)
[PZR-2009-10, 11, 12, 13 Bayou Fleet Minutes.doc](#)
[2003-0226 15716 Aerial reduced Bayou Fleet.pdf](#)
[2003-0226 15716 LUR Bayou Fleet.doc](#)
[2003-0226 15716 Recommendations.doc](#)
[2003-0226 15716 surveys Bayou Fleet.pdf](#)
[2003-0226 15716 ZoningMap Bayou Fleet.pdf](#)
[2003-0226 15716 Minutes Bayou Fleet.docx](#)
[Bayou Fleet PZR-2013-17 Aerial.pdf](#)
[Bayou Fleet PZR-2013-17 Contemplated Use.pdf](#)
[Bayou Fleet PZR-2013-17 Dan Herbold Laurie Ward Letters of Objection.pdf](#)
[Bayou Fleet PZR-2013-17 Minutes.docx](#)
[Bayou Fleet PZR-2013-17 Recommendation.doc](#)
[Bayou Fleet PZR-2013-17 Survey.pdf](#)
[Bayou Fleet PZR-2013-17 The REALLY BIG Survey.pdf](#)
[Bayou Fleet PZR-2013-17 W Landry letter of objection.pdf](#)
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[20131008104335595.pdf](#)
[Servitude legal review re Bayou Fleet.pdf](#)
[2003-0226 Failed Proposed Ordinance \(07-21-03\)](#)
[2003-0226 Failed Proposed Ordinance \(08-04-03\)](#)
[2003-0226 Failed Proposed Ordinance \(07-20-09\)](#)
[2003-0226 Failed Proposed Ordinance \(09-20-10\)](#)
[2003-0226 Failed Proposed Ordinance \(10-15-13\)](#)

Legislative History

4/25/03	Department of Planning & Zoning	Received/Assigned PH
6/5/03	Department of Planning & Zoning	Recommended Approval to the Planning Commission
6/5/03	Planning Commission	Recommended Approval to the Parish Council
6/16/03	Parish President	Introduced
6/16/03	Parish Council	Publish/Scheduled for Public Hearing

7/7/03	Parish Council	Publish/Scheduled for Public Hearing
7/7/03	Parish Council	Public Hearing Requirements Not Satisfied
7/7/03	Parish Council	Rmv'd and Reintroduced <i>Discussion: to remove and reintroduce File No. 2003-0226 for Public Hearing on Monday, July 21, 2003</i>
7/9/03	Department of Planning & Zoning	Recommended Approval to the Planning Commission
7/9/03	Planning Commission	Recommended Denial to the Parish Council
7/21/03	Parish Council	Motioned 1 <i>to accept additional information on File No. 2003-0226</i>
7/21/03	Parish Council	Amended <i>Amendment: to amend the proposed ordinance in the "Summary"... approximately 173 east of the intersection of River Road ... to read ...approximately 173 "feet" east of the intersection of River Road...</i>
7/21/03	Parish Council	Public Hearing Requirements Satisfied <i>Reported: P & Z Department Recommended: Approval Planning Commission Recommended: Denial Speakers: Mr. Stanford Caillouet, New Sarpy</i>
7/21/03	Parish Council	Approved as Amended 1 VOTE ON THE PROPOSED ORDINANCE AS AMENDED <i>Proposed ordinance failed for lack of a majority by the following vote</i>
8/4/03	Parish Council	Motioned 1 <i>to deviate from the regular order of the Agenda to reconsider the vote of File No. 2003-0226</i>
8/4/03	Parish Council	Reconsidered
8/4/03	Parish Council	Approved 1 VOTE ON THE PROPOSED ORDINANCE <i>Proposed ordinance failed for lack of a majority by the following vote</i>
8/4/03	Parish Council	Motioned 1 <i>to return to the regular order of the Agenda</i>
5/27/09	Department of Planning & Zoning	Received/Assigned PH
7/2/09	Department of Planning & Zoning	Recommended Approval to the Planning Commission
7/2/09	Planning Commission	Recommended Denial to the Parish Council
7/6/09	Parish President	Introduced
7/6/09	Parish Council	Publish/Scheduled for Public Hearing

7/20/09	Parish Council	Public Hearing Requirements Satisfied
	<i>Reported:</i>	
	<i>P & Z Department Recommended: Approval</i>	
	<i>Planning Commission Recommended: Denial</i>	
	<i>Speakers:</i>	
	<i>Ms. Gail Allemand, Hahnville</i>	
	<i>Mr. Milton Allemand, Hahnville</i>	
	<i>Ms. Pam Matherne, Hahnville</i>	
	<i>Ms. Denise Naquin, Luling</i>	
	<i>Mr. Robin Durant, Bayou Fleet Partnership, LLP</i>	
7/20/09	Parish Council	Approved 1
	<i>Proposed ordinance failed for lack of a majority by the following vote</i>	
7/21/10	Department of Planning & Zoning	Received/Assigned PH
9/2/10	Department of Planning & Zoning	Recommended Approval to the Planning Commission
9/2/10	Planning Commission	Recommended Denial to the Parish Council
9/7/10	Parish President	Introduced
9/7/10	Parish Council	Publish/Scheduled for Public Hearing
9/20/10	Parish Council	Public Hearing Requirements Satisfied
	<i>Reported:</i>	
	<i>P & Z Department Recommended: Approval</i>	
	<i>Planning Commission Recommended: Denial</i>	
	<i>Speakers:</i>	
	<i>Mr. Steve Meyers, Hahnville</i>	
	<i>Mr. Jim Glace, Hahnville</i>	
9/20/10	Parish Council	Approved 1
	<i>Proposed ordinance failed for lack of a majority by the following vote</i>	
7/23/13	Department of Planning & Zoning	Received/Assigned PH
9/5/13	Department of Planning & Zoning	Recommended Denial to the Planning Commission
9/5/13	Planning Commission	Recommended Denial to the Parish Council
9/16/13	Parish President	Introduced
9/16/13	Parish Council	Publish/Scheduled for Public Hearing
10/7/13	Parish Council	Motioned 1
	<i>to consolidate the public hearings for File No. 2003-0225, 2003-0226, and 2003-0227, and then vote on the files individually</i>	

10/7/13 Parish Council Public Hearing Requirements Satisfied

Reported:
P & Z Department Recommended: Denial
Planning Commission Recommended: Denial

Speakers:
Mr. Robin Durant, Bayou Fleet Partnership, LLP, Hahnville (document for restrictive servitudes were handed out)

Legal Services Director, Leon C. Vial, III, spoke on the matter.

Speakers:
Judge Steven Plotkin, Attorney for Bayou Fleet, New Orleans

Council Discussion

Speakers:
Ms. Carolyn Tregre, Luling

Planning & Zoning Director Kim Marousek spoke on the matter.

Speakers:
Mr. Jim Glaes, Hahnville
Mr. Ellis Alexander, Hahnville

Councilman Hogan asked if St. Charles Parish Council's Legal Counselor Alan Zaunbrecker could answer questions.

Mr. Alan Zaunbrecker, of Zaunbrecher Treadaway law office, Metairie spoke on the matter. He suggested that the parish council have a dedicated real estate attorney review the restrictive servitudes presented by Mr. Durant.

10/7/13

Parish Council

Tabled.

Council Discussion

Councilwoman Schexnaydre asked questions and requested a response from Mr. Ellis Alexander and Ms. Carolyn Tregre.

Further Council Discussion

Councilman Wilson asked President V.J. St. Pierre, Jr. if the Administration would offer help in having an attorney expeditiously review the restrictive servitudes documents.

President St. Pierre spoke on the matter.

Mr. Durant spoke on the matter.

Councilman Hogan reiterated Councilman Wilson's request to ask President St. Pierre to offer help in getting an attorney to review the documents in an expeditious manner so that the council can hold a special meeting.

President St. Pierre spoke on the matter.

Councilman Hogan requested a copy of the documents that was recorded, and a verbatim transcript of the statements that Judge Plotkin made, so that it could be reviewed by an outside independent attorney.

Discussion: to table File No. 2003-0225, to allow the Council and Administration to expeditiously compile the information received tonight and have an independent attorney assist in reviewing it, so we can hopefully come to a conclusion or resolution on this matter at hand.

- 3 [2003-0227](#) An ordinance to amend the Zoning Ordinance of 1981, Ordinance No. 81-10-6, adopted October 19, 1981 to approve the change of zoning classification from B1 to B2 on approximately 35 acres (by deed) of batture located near 15476 to 15680 River Road, between the intersections of Hahn Street and Elm Street with River Road in Hahnville, La, as requested by Bayou Fleet Partnership, LLP.

Sponsors: Mr. St. Pierre Jr. and Department of Planning & Zoning

Attachments:

[Hahn St opposition letter.pdf](#)
[Hahn St Recommendation at a Glance.doc](#)
[2003-0227 15476-15680 Bayou Fleet survey.pdf](#)
[2003-0227 15476-15680 Bayou Fleet ZoningMap.pdf](#)
[2003-0227 15476-15680 RR Bayou Fleet Aerial.pdf](#)
[Bayou Fleet PZR-2013-16 Aerial BW.pdf](#)
[Bayou Fleet PZR-2013-16 Contemplated Use.pdf](#)
[Bayou Fleet PZR-2013-16 Recommendation.doc](#)
[Bayou Fleet PZR-2013-16 Survey.pdf](#)
[Bayou Fleet PZR-2013-16 The REALLY BIG Survey.pdf](#)
[Bayou Fleet PZR-2013-16 W Landry letter of objection.pdf](#)
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[Servitude legal review re Bayou Fleet.pdf](#)
[Bayou Fleet PZR-2013-16 Minutes](#)
[Bayou Fleet PZR-2013-16 Letters of Objection](#)
[Bayou Fleet PZR-2013-16 LUR](#)
[0227 PZR-2003-11 Rec @ Glance](#)
[2003-0227 Rec @ Glance](#)
[Minutes reconsideration](#)
[2003-0228 Bayou Fleet Minutes 06.05.03](#)
[2003-0227 Land Use Report](#)
[2003-0227 15476-15680 RR Bayou Fleet Minutes](#)
[PZR-2009-10, 11, 12, 13 Bayou Fleet Minutes](#)
[Hahn St PZR-2009-11 Bayou Fleet Partnership](#)
[2003-0227 15476-15680 RR Bayou Fleet Recommendations](#)
[2003-0227 15476-15680 RR Bayou Fleet LUR](#)
[2003-0227 Failed Proposed Ordinance \(07-21-03\)](#)
[2003-0227 Failed Proposed Ordinance \(08-04-03\)](#)
[2003-0227 Failed Proposed Ordinance \(07-20-09\)](#)
[2003-0227 Failed Proposed Ordinance \(09-20-10\)](#)
[2003-0227 Failed Proposed Ordinance \(10-15-13\)](#)

Legislative History

4/25/03	Department of Planning & Zoning	Received/Assigned PH
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6/5/03	Department of Planning & Zoning	Recommended Approval to the Planning Commission
6/5/03	Planning Commission	Recommended Approval to the Parish Council
6/16/03	Parish President	Introduced
6/16/03	Parish Council	Publish/Scheduled for Public Hearing
7/7/03	Parish Council	Publish/Scheduled for Public Hearing
7/7/03	Parish Council	Public Hearing Requirements Not Satisfied
7/7/03	Parish Council	Rmv'd and Reintroduced <i>Discussion: to remove and reintroduce File No. 2003-0227 for Public Hearing on Monday, July 21, 2003</i>
7/9/03	Department of Planning & Zoning	Recommended Approval to the Planning Commission
7/9/03	Planning Commission	Recommended Denial to the Parish Council
7/21/03	Parish Council	Motioned 1 <i>to accept additional information on File No. 2003-0227</i>
7/21/03	Parish Council	Public Hearing Requirements Satisfied <i>Reported: P & Z Department Recommended: Approval Planning Commission Recommended: Denial Speakers: Mr. Brian Champagne, Luling</i>
7/21/03	Parish Council	Approved 1 <i>Proposed ordinance failed for lack of a majority by the following vote</i>
7/21/03	Parish Council	Motioned 1 <i>to reconsider the vote on File No. 2003-0227</i>
7/21/03	Parish Council	Approved 1 <i>Proposed ordinance failed for lack of a majority by the following vote</i>
8/4/03	Parish Council	Motioned 1 <i>to deviate from the regular order of the Agenda to reconsider the vote of File No. 2003-0227</i>
8/4/03	Parish Council	Reconsidered
8/4/03	Parish Council	Approved 1 VOTE ON THE PROPOSED ORDINANCE <i>Proposed ordinance failed for lack of a majority by the following vote</i>
8/4/03	Parish Council	Motioned 1 <i>to return to the regular order of the Agenda</i>
5/27/09	Department of Planning & Zoning	Received/Assigned PH
7/2/09	Department of Planning & Zoning	Recommended Approval to the Planning Commission
7/2/09	Planning Commission	Recommended Denial to the Parish Council
7/6/09	Parish President	Introduced
7/6/09	Parish Council	Publish/Scheduled for Public Hearing

7/20/09	Parish Council	Public Hearing Requirements Satisfied
	<i>Reported:</i>	
	<i>P & Z Department Recommended: Approval</i>	
	<i>Planning Commission Recommended: Denial</i>	
	<i>Speakers:</i>	
	<i>Ms. Gail Allemand, Hahnville</i>	
	<i>Mr. Milton Allemand, Hahnville</i>	
	<i>Ms. Pam Matherne, Hahnville</i>	
	<i>Ms. Denise Naquin, Luling</i>	
	<i>Mr. Robin Durant, Bayou Fleet Partnership, LLP</i>	
7/20/09	Parish Council	Approved 1
	<i>Proposed ordinance failed for lack of a majority by the following vote</i>	
7/21/10	Department of Planning & Zoning	Received/Assigned PH
9/2/10	Department of Planning & Zoning	Recommended Approval to the Planning Commission
9/2/10	Planning Commission	Recommended Denial to the Parish Council
9/7/10	Parish President	Introduced
9/7/10	Parish Council	Publish/Scheduled for Public Hearing
9/20/10	Parish Council	Public Hearing Requirements Satisfied
	<i>Reported:</i>	
	<i>P & Z Department Recommended: Approval</i>	
	<i>Planning Commission Recommended: Denial</i>	
	<i>Speakers:</i>	
	<i>Mr. Jim Glace, Hahnville</i>	
9/20/10	Parish Council	Approved 1
	<i>Proposed ordinance failed for lack of a majority by the following vote</i>	
7/12/13	Department of Planning & Zoning	Received/Assigned PH
9/5/13	Planning Commission	Recommended Denial to the Parish Council
9/5/13	Department of Planning & Zoning	Recommended Denial to the Planning Commission
9/16/13	Parish President	Introduced
9/16/13	Parish Council	Publish/Scheduled for Public Hearing
10/7/13	Parish Council	Motioned 1
	<i>to consolidate the public hearings for File No. 2003-0225, 2003-0226, and 2003-0227, and then vote on the files individually</i>	

10/7/13 Parish Council Public Hearing Requirements Satisfied

Reported:
P & Z Department Recommended: Denial
Planning Commission Recommended: Denial

Speakers:
Mr. Robin Durant, Bayou Fleet Partnership, LLP, Hahnville (document for restrictive servitudes were handed out)

Legal Services Director, Leon C. Vial, III, spoke on the matter.

Speakers:
Judge Steven Plotkin, Attorney for Bayou Fleet, New Orleans

Council Discussion

Speakers:
Ms. Carolyn Tregre, Luling

Planning & Zoning Director Kim Marousek spoke on the matter.

Speakers:
Mr. Jim Glaes, Hahnville
Mr. Ellis Alexander, Hahnville

Councilman Hogan asked if St. Charles Parish Council's Legal Counselor Alan Zaunbrecker could answer questions.

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10/7/13

Parish Council

Tabled.

Council Discussion

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Further Council Discussion

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Mr. Durant spoke on the matter.

Councilman Hogan reiterated Councilman Wilson's request to ask President St. Pierre to offer help in getting an attorney to review the documents in an expeditious manner so that the council can hold a special meeting.

President St. Pierre spoke on the matter.

Councilman Hogan requested a copy of the documents that was recorded, and a verbatim transcript of the statements that Judge Plotkin made, so that it could be reviewed by an outside independent attorney.

Discussion: to table File No. 2003-0225, to allow the Council and Administration to expeditiously compile the information received tonight and have an independent attorney assist in reviewing it, so we can hopefully come to a conclusion or resolution on this matter at hand.

[2003-0227](#)

An ordinance to amend the Zoning Ordinance of 1981, Ordinance No. 81-10-6, adopted October 19, 1981 to approve the change of zoning classification from B1 to B2 on approximately 35 acres (by deed) of batture located near 15476 to 15680 River Road, between the intersections of Hahn Street and Elm Street with River Road in Hahnville, La, as requested by Bayou Fleet Partnership, LLP.

Sponsors:

Mr. St. Pierre Jr. and Department of Planning & Zoning

Attachments:

[Hahn St opposition letter.pdf](#)

[Hahn St Recommendation at a Glance.doc](#)

[2003-0227 15476-15680 Bayou Fleet survey.pdf](#)

[2003-0227 15476-15680 Bayou Fleet ZoningMap.pdf](#)

[2003-0227 15476-15680 RR Bayou Fleet Aerial.pdf](#)

[Bayou Fleet PZR-2013-16 Aerial BW.pdf](#)

[Bayou Fleet PZR-2013-16 Contemplated Use.pdf](#)

[Bayou Fleet PZR-2013-16 Recommendation.doc](#)

[Bayou Fleet PZR-2013-16 Survey.pdf](#)

[Bayou Fleet PZR-2013-16 The REALLY BIG Survey.pdf](#)

[Bayou Fleet PZR-2013-16 W Landry letter of objection.pdf](#)

[10-7-13 kba \(R Durant\) Verbatim.pdf](#)

[20131008104203147.pdf](#)

[20131008104231411.pdf](#)

[20131008104304883.pdf](#)

[20131008104335595.pdf](#)

[Servitude legal review re Bayou Fleet.pdf](#)

[Bayou Fleet PZR-2013-16 Minutes](#)

[Bayou Fleet PZR-2013-16 Letters of Objection](#)

[Bayou Fleet PZR-2013-16 LUR](#)

[0227 PZR-2003-11 Rec @ Glance](#)

[2003-0227 Rec @ Glance](#)

[Minutes reconsideration](#)

[2003-0228 Bayou Fleet Minutes 06.05.03](#)

[2003-0227 Land Use Report](#)

[2003-0227 15476-15680 RR Bayou Fleet Minutes](#)

[PZR-2009-10, 11, 12, 13 Bayou Fleet Minutes](#)

[Hahn St PZR-2009-11 Bayou Fleet Partnership](#)

[2003-0227 15476-15680 RR Bayou Fleet Recommendations](#)

[2003-0227 15476-15680 RR Bayou Fleet LUR](#)

[2003-0227 Failed Proposed Ordinance \(07-21-03\)](#)

[2003-0227 Failed Proposed Ordinance \(08-04-03\)](#)

[2003-0227 Failed Proposed Ordinance \(07-20-09\)](#)

[2003-0227 Failed Proposed Ordinance \(09-20-10\)](#)

[2003-0227 Failed Proposed Ordinance \(10-15-13\)](#)

Legislative History

4/25/03	Department of Planning & Zoning	Received/Assigned PH
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6/5/03	Department of Planning & Zoning	Recommended Approval to the Planning Commission
6/5/03	Planning Commission	Recommended Approval to the Parish Council
6/16/03	Parish President	Introduced
6/16/03	Parish Council	Publish/Scheduled for Public Hearing
7/7/03	Parish Council	Publish/Scheduled for Public Hearing
7/7/03	Parish Council	Public Hearing Requirements Not Satisfied
7/7/03	Parish Council	Rmv'd and Reintroduced <i>Discussion: to remove and reintroduce File No. 2003-0227 for Public Hearing on Monday, July 21, 2003</i>
7/9/03	Department of Planning & Zoning	Recommended Approval to the Planning Commission
7/9/03	Planning Commission	Recommended Denial to the Parish Council
7/21/03	Parish Council	Motioned 1 <i>to accept additional information on File No. 2003-0227</i>
7/21/03	Parish Council	Public Hearing Requirements Satisfied <i>Reported:</i> <i>P & Z Department Recommended: Approval</i> <i>Planning Commission Recommended: Denial</i> <i>Speakers:</i> <i>Mr. Brian Champagne, Luling</i>
7/21/03	Parish Council	Approved 1 <i>Proposed ordinance failed for lack of a majority by the following vote</i>
7/21/03	Parish Council	Motioned 1 <i>to reconsider the vote on File No. 2003-0227</i>
7/21/03	Parish Council	Approved 1 <i>Proposed ordinance failed for lack of a majority by the following vote</i>
8/4/03	Parish Council	Motioned 1 <i>to deviate from the regular order of the Agenda to reconsider the vote of File No. 2003-0227</i>
8/4/03	Parish Council	Reconsidered
8/4/03	Parish Council	Approved 1 VOTE ON THE PROPOSED ORDINANCE <i>Proposed ordinance failed for lack of a majority by the following vote</i>
8/4/03	Parish Council	Motioned 1 <i>to return to the regular order of the Agenda</i>
5/27/09	Department of Planning & Zoning	Received/Assigned PH
7/2/09	Department of Planning & Zoning	Recommended Approval to the Planning Commission
7/2/09	Planning Commission	Recommended Denial to the Parish Council
7/6/09	Parish President	Introduced
7/6/09	Parish Council	Publish/Scheduled for Public Hearing

7/20/09	Parish Council	Public Hearing Requirements Satisfied
	<i>Reported:</i>	
	<i>P & Z Department Recommended: Approval</i>	
	<i>Planning Commission Recommended: Denial</i>	
	<i>Speakers:</i>	
	<i>Ms. Gail Allemand, Hahnville</i>	
	<i>Mr. Milton Allemand, Hahnville</i>	
	<i>Ms. Pam Matherne, Hahnville</i>	
	<i>Ms. Denise Naquin, Luling</i>	
	<i>Mr. Robin Durant, Bayou Fleet Partnership, LLP</i>	
7/20/09	Parish Council	Approved 1
	<i>Proposed ordinance failed for lack of a majority by the following vote</i>	
7/21/10	Department of Planning & Zoning	Received/Assigned PH
9/2/10	Department of Planning & Zoning	Recommended Approval to the Planning Commission
9/2/10	Planning Commission	Recommended Denial to the Parish Council
9/7/10	Parish President	Introduced
9/7/10	Parish Council	Publish/Scheduled for Public Hearing
9/20/10	Parish Council	Public Hearing Requirements Satisfied
	<i>Reported:</i>	
	<i>P & Z Department Recommended: Approval</i>	
	<i>Planning Commission Recommended: Denial</i>	
	<i>Speakers:</i>	
	<i>Mr. Jim Glace, Hahnville</i>	
9/20/10	Parish Council	Approved 1
	<i>Proposed ordinance failed for lack of a majority by the following vote</i>	
7/12/13	Department of Planning & Zoning	Received/Assigned PH
9/5/13	Planning Commission	Recommended Denial to the Parish Council
9/5/13	Department of Planning & Zoning	Recommended Denial to the Planning Commission
9/16/13	Parish President	Introduced
9/16/13	Parish Council	Publish/Scheduled for Public Hearing
10/7/13	Parish Council	Motioned 1
	<i>to consolidate the public hearings for File No. 2003-0225, 2003-0226, and 2003-0227, and then vote on the files individually</i>	

10/7/13 Parish Council Public Hearing Requirements Satisfied

Reported:
P & Z Department Recommended: Denial
Planning Commission Recommended: Denial

Speakers:
Mr. Robin Durant, Bayou Fleet Partnership, LLP, Hahnville (document for restrictive servitudes were handed out)

Legal Services Director, Leon C. Vial, III, spoke on the matter.

Speakers:
Judge Steven Plotkin, Attorney for Bayou Fleet, New Orleans

Council Discussion

Speakers:
Ms. Carolyn Tregre, Luling

Planning & Zoning Director Kim Marousek spoke on the matter.

Speakers:
Mr. Jim Glaes, Hahnville
Mr. Ellis Alexander, Hahnville

Councilman Hogan asked if St. Charles Parish Council's Legal Counselor Alan Zaunbrecker could answer questions.

Mr. Alan Zaunbrecker, of Zaunbrecher Treadaway law office, Metairie spoke on the matter. He suggested that the parish council have a dedicated real estate attorney review the restrictive servitudes presented by Mr. Durant.

10/7/13

Parish Council

Tabled.

Council Discussion

Councilwoman Schexnaydre asked questions and requested a response from Mr. Ellis Alexander and Ms. Carolyn Tregre.

Further Council Discussion

Councilman Wilson asked President V.J. St. Pierre, Jr. if the Administration would offer help in having an attorney expeditiously review the restrictive servitudes documents.

President St. Pierre spoke on the matter.

Mr. Durant spoke on the matter.

Councilman Hogan reiterated Councilman Wilson's request to ask President St. Pierre to offer help in getting an attorney to review the documents in an expeditious manner so that the council can hold a special meeting.

President St. Pierre spoke on the matter.

Councilman Hogan requested a copy of the documents that was recorded, and a verbatim transcript of the statements that Judge Plotkin made, so that it could be reviewed by an outside independent attorney.

Discussion: to table File No. 2003-0225, to allow the Council and Administration to expeditiously compile the information received tonight and have an independent attorney assist in reviewing it, so we can hopefully come to a conclusion or resolution on this matter at hand.

ADJOURNMENT

St. Charles Parish will upon request and with three (3) days advanced notice provide reasonable accommodation to any disabled individual wishing to attend the meeting. Anyone requiring reasonable accommodation is requested to contact the Office of the Council Secretary at (985) 783-5125 to discuss the particular accommodations needed.