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Commissioner Booth: Next item on our agenda is PZS-2017-19 requested by Lloyd J. Frickey for resubdivision of Lot 52 of the P.R. Vicknair Subdivision into Lots 52A and 52B at 282 Schoolhouse Rd., Killona. Zoning District R-1AM. Council District 1.

Mr. Romano: The applicant requests resubdivision of Lot 52 of the P. R. Vicknair Subdivision into two lots. Each proposed lot exceeds the required 5,000 square foot area but falls two feet (2') short of the required 50 foot width. The proposed lots meet all other geometric standards for lots and the plat meets requirements for a minor resubdivision. The area is developed and standard infrastructure and utilities available.

Lot 52 is 96 feet wide. Dividing it into two equal lots makes the frontage or width of the proposed lots 48 feet which is two feet (2') short of the required width. The applicant formally requested a waiver from the required width. The Department finds that the proposed lots will not be out of character with other properties in the neighborhood.

In order to approve the resubdivision, the Planning Commission must recommend approval with a waiver to from the required width and Parish Council must endorse the waiver with a Supporting Resolution.

The department recommends approval of the resubdivision with a waiver from the required 50' width to 48' for both lots.

Commissioner Booth: Thank you sir. Public hearing for PZS-2107-19, Mr. Frickey wants to resubdivide Lot 52 in Killona. Would you like to speak about that Mr. Frickey? State your name and address again.

Yes sir. Lloyd Frickey, I reside at 152 Bayou Estates Drive in Bayou Gauche. I'm here tonight on behalf of my wife and myself as Mr. Romano explained to take this lot. I just want to point out a couple of things if you have an available plat attached to your package, I want you to notice on the plat existing, it shows that there was a storage container to be moved and broken concrete to be removed, that has been taken care of, I've already cleaned the lot up, I just want to make 2 lots and put them into commerce. These lots far exceed the minimum requirements, it's not 100 ft. wide, but it goes back a considerable 212 ft. deep, which makes each lot twice the square footage of what's required, so each lot would contain 10,000 sq. ft. vs. the 5,000 sq. ft. lot. So based upon that, I trust tonight that you would find favor and approve my request. Any questions, I'm here to answer.

Commissioner Booth: thank you sir. Anyone else here to speak on this issue? Please step forward. State your name and address for the record please.

Gail Bradley at 268 Schoolhouse Road and I'm next to the lot he's trying to acquire and I'm not in favor of it because I have my lot at 90 x 212 and it's more feasible that it's deeper to be rezoned than it's wide because to me it's narrow to have 2 separate dwellings, to me it seems like it's impossible because where the driveway is going to be and the reason for me buying it because it was so wide and everybody wasn't on top of each other, everybody had enough lot to not be close to each other. Norman Gordon, me, the lot next to us and the lady next to me and the lady next to her all have feasible amount of room on each side of their houses and that's the way we wanted it to be, that's why we purchased those lots.

Commissioner Booth: thank you. Yes ma'am you can come up. State your name and address please ma'am.

My name is Araminta Priester, I live at 288 Schoolhouse Road in Killona. I'm opposed to this for the simple reason my bedroom window is facing that lot and I don't know how these buildings will be put there and then my bedroom window, this is the side of my house, and I don't know how close I will be with the other people and I really don't like to be close to no one, I just like to be alone like and plus that lot is stink, they didn't have any sanitation on it for the people to use the bathroom and all that because it's coming through my window now, I can hardly sleep at night because I smell all of that coming through my window. There are 2 trees on that lot coming over to my side blocking the lot that Entergy put up there for my driveway. Sometimes I have to call the emergency people to come out and just cut the limb from around there, but that tree is on that side and that tree have to be removed plus that one in the back

falling over the top of my house, the top of my house is tin, that got to be removed, all of that is for that lot is available now, I couldn't get these people to do anything plus they weren't living like normal people should live and so I'm just against it right now but if he go ahead and do that and as long as he stay away from me and get those trees away from that lot, I'll be fine. Thank you sir.

Commissioner Booth: Thank you. Anyone else here to speak? Mr. Frickey you have any rebuttal?

Mr. Frickey: Yes sir. With all due respect to my neighbors, I have permitted sewer to that property, I have permits to show that sewer is permitted on there, water has been permitted. There was a pull behind trailer that was permitted by the department for someone to live in, sewer, water and electric was to that trailer. Now there was an old, raggedy, concrete structure that was being built, it was deplorable, the parish attempted to sue to clean it up, I cleaned it up, there's nothing more that I can do. Let me tell you another thing Council [Commission], if you go right down the street, approximately 3 lots, there's a place called Scott Lane, there's 3 trailers on Scott Lane and I can only find a permit for one trailer. I have 2 lots 10,000 sq. ft. each, I have to meet the regulations, the setbacks, I have to do all of that. Now I don't think it's feasible that this lady will stand up here tonight and tell me that I have to take down a tree, that's not her business, if I have to take down a tree, that's going to be my decision and that's not based on you making a decision on whether or not I have to take down a tree, that's totally different. I'm sorry to say that this is a little far reached. If she has a problem with her bedroom window, then she needs to close the window because nobody's resided on that, there shouldn't be any sewer smell, there's nothing there. I have sewer permitted, I have water permitted already. I already have power. It's really no problem ladies and gentlemen tonight and I'm sorry that these ladies feel that way but if they've lived there, this lot has been vacant. There was a trailer lot in the back, a tree fell on the lot long before I bought this property, I took that tree off of that trailer at my own expense which it shouldn't have been, it's not me, I didn't own the property, but I cleaned that property up, I have one load of trash yet to be removed which is going to be done this weekend. I've thoroughly improved the neighborhood and again I say I feel sorry that these people feel the way they do but I don't think it has any bearing on my case tonight. Thank you.

Commissioner Booth: Any question or comment?

Commissioner Gordon: I have a question for Mr. Frickey. What are your plans with the property? Are you planning on putting mobile homes there or what are you planning on doing?

Mr. Frickey: It's going to be for sale ma'am to whoever buys it from me and I do have a contract and I don't know what the people are going to do with it but I do have a purchase agreement once this gets approved. I don't know what they are going to do with it but they are going to buy it from me. I'm not in business to be renting mobile homes anymore, I don't do that anymore, I've sold my portfolio basically out, I'm just in land development at this point.

Commissioner Frangella: Right now as it sits today if he wanted to just place 2 mobile homes on there, could he?

Ms. Stein: As a matter of fact, the R-1A(M) zoning district has some special provisions that permit multiple mobile homes on a lot this size, we could permit up to 3 on it today and there are some restrictions on that but if you take a look at the aerial photograph on page 38 of the agenda we did find that this was a little atypical, the lot lines will be perpendicular to the street and the development would be long deep lots with one single residence but up the street, 2 lots to the north you'll see a lot with 3 residences on it, it's mobile homes, beyond that there is another lot with I believe there's 4 on that and towards the other direction the lots with municipal numbers 308 and 310, those are on the same lot and at the corner you're looking at 3 mobile homes on a single lot. So strangely enough, this request reduces the development potential on the property; it will change the orientation a little bit, but that's why we found that it was not out of character with the neighborhood.

Commissioner Booth: Yes ma'am you had something else to say? Please come to the microphone please ma'am.

Ms. Bradley: As far as the trailer is concerned I don't find that it's out of character to have a trailer there, but 1 because if you put 2 trailers there, the way the trailers are down the street, the lots are more wider than the lot that is on side of us, they may be 212 wide instead of 98 wide and I can see that because you have more room but to put more than one dwelling on that property that he trying to put there, to me it don't seem that it's reasonable for the ones that have homes there already and that's the purpose of us buying those lots because they were wide enough and nobody was cluttered and on top of each other. Now if the lot was 212 wide and 90 something deep then it wouldn't bother me at all for to have that but to have the lot 90 and 212 long it seems like it's not feasible to have 2 dwellings there when it's zoned for 1.

Commissioner Booth: Yes ma'am. Thank you.

Commissioner Frangella: Ms. Stein it appears on their drawing, 375 Post St., has 2 trailers on it right now and the lot looks like it's the same width and there's room around them.

Ms. Stein: Yes and if anyone wants to come up and look at those, they are here. These aerials are from 2014 but this area doesn't have a whole lot of change. I don't mind saying that the types of complaints that you're hearing actually probably did occur, we have a long history of trying to work on a pretty unpleasant code violation on this property that is finally cleared.

Commissioner Booth: Ok. Any other questions, comments?

Commissioner Richard: As it stands right now he can put 3 trailers on there but if he subdivides it he can only put 2 trailers.

Ms. Stein: I don't know that the applicant could put 3 trailers there, the special provisions call for family members on a non rental basis, that's how we have to permit them and that's on page 34 #3, but yes, the square footage is there for up to 3 mobile homes to be permitted under this provision.

Commissioner Booth: Any other questions or comments?

Commissioner Gordon: So mobile homes can go on there today, so up to 3.

Ms. Stein: Yes, up to 3.

Mr. Romano: If the resubdivision is not processed.

Commissioner Gordon: Ok.

Ms. Stein: If the resubdivision is processed, there is not enough square footage on either one of the resulting lots to be able to permit a second dwelling unit, so they would be limited to one mobile home per lot in the future.

Commissioner Booth: So like it is they can have 3, resubdivided tonight they go down to 2.

Ms. Stein: Correct.

Commissioner Booth: Any other questions or comments? Call for the vote. This is for the resubdivision with the waiver to 48 ft. from 50 ft. on both of the lots.

YEAS: Gordon, Loupe, Richard, Booth, Frangella

NAYS: None

ABSENT: Granier, Galliano

Commissioner Booth: That passes.

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