



# St. Charles Parish

## Meeting Agenda

### Parish Council

**Council Chairman Brian A. Fabre**  
**Councilmembers Lance Marino, Clayton "Snookie" Fauchaux,**  
**Desmond J. Hilaire, 'Ram' Ramchandran, Derryl Walls, April Black,**  
**Dickie Duhe, Barry Minnich**

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

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Monday, August 21, 2006

6:00 PM

Council Chambers, Courthouse

Final

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### Minutes

#### ATTENDANCE

#### CALL TO ORDER

#### PRAYER

#### PRAYER

#### PLEDGE

#### APPROVAL OF MINUTES

#### SPECIAL BUSINESS (PROCLAMATIONS, CANVASS RETURNS, ETC.)

[2006-0257](#) In Recognition: Miss Courtney Lanaux, 2006 State Farm Bureau Queen

**Sponsors:** Mr. Fauchaux

[2006-0265](#) Proclamation: National Alcohol and Drug Addiction Recovery Month

**Sponsors:** Mr. Laque

#### REPORTS (FINANCE AND ADMINISTRATIVE ACTIVITIES)

[2006-0258](#) Mr. David Stagni, Stagni & Company - Audit Report

**Sponsors:** Mr. Laque and Department of Finance

**G Tuesday, September 5, 2006, 6:00 pm, Council Chambers, Courthouse, Hahnville**[2006-0255](#)

An ordinance to amend Ordinance No. 06-6-15 to approve and authorize the sale of additional adjudicated properties at an absolute auction and to declare said adjudicated properties as no longer needed for a public purpose.

**Sponsors:** Mr. Laque and Department of Legal Services

**Attachments:** [Adjudicated Properties Spreadsheet.xls](#)  
[2006-0255 Final Ord 06-9-1 with Properties](#)

[2006-0261](#)

An ordinance to amend the St. Charles Parish, Zoning Ordinance, Appendix A Section XXII to modify the approval process and operational regulations for Home Occupations.

**Sponsors:** Mr. Laque and Department of Planning & Zoning

**Attachments:** [Home Occupation minutes.doc](#)  
[Home Occupation Recommendations.doc](#)  
[2006-0261 Final Ord 06-12-6](#)

**Legislative History**

8/3/06	Department of Planning & Zoning	Recommended Approval to the Planning Commission
8/3/06	Planning Commission	Recommended Denial to the Parish Council

[2006-0266](#)

An Ordinance to adopt the millage rate(s) for the tax year 2006. This ordinance is setting forth, levying and imposing taxes on all property subject to taxation in the Parish of St. Charles, State of Louisiana, for General Parochial Purposes; constructing, maintaining, and operating the Parish Road Maintenance program, Parish Recreation program, Parish Mosquito Control program, Parish Fire Protection, E-911 Telephone System, Health Unit and Council on Aging program; Road Lighting District No. 1; Library Service District No. 1; and for the purpose of paying the principal and interest on outstanding General Obligation Sewer, and E-911 Telephone System Bonds for the year 2006 as required by Part II of Article VII of the Constitution of Louisiana and Section 1701-1707 of Title 47 of the Louisiana Revised Statutes of 1950, as amended.

**Sponsors:** Mr. Laque and Department of Finance

**Attachments:** [2006-0266 Final Ord 06-9-2](#)

[2006-0269](#) An ordinance to approve and authorize the execution of a contract with Barriere Construction Company, LLC., for the construction of Parish Project No. P060405, Road Maintenance 2006, with Base Bid and Alternate 1, in the amount of \$465,788.00.

**Sponsors:** Mr. Laque and Department of Public Works

**Attachments:** [Road Maintenance 2006 List of Streets Revised.xls](#)  
[2006-0269 Contract-F](#)  
[2006-0269 Final Ord 06-9-3 with Contract](#)  
[2006-0269 Completion-F](#)

[2006-0270](#) An ordinance approving and authorizing the execution of an Act of Dedication for Pleasant Valley Extension Subdivision, Bayou Gauche, St. Charles Parish, LA.

**Sponsors:** Mr. Laque and Department of Planning & Zoning

**Attachments:** [07.13.05 minutes.doc](#)  
[LUR PZS-2004-76 L Dufrene LLC.doc](#)  
[2004-76.pdf](#)  
[2006-0270 Act of Dedication-F](#)  
[2006-0270 Final Ord 06-9-13 with Dedication](#)

**Legislative History**

10/5/04	Department of Planning & Zoning	Received/Assigned PH
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[2006-0271](#) An ordinance to approve the resubdivision of portion of Lots 127, 129 & 131 of Coteau De France or Ranson Subdivision into Lots 1 through 5 located in Section 39, T14S R20E (along the north side of LA 635), Des Allemands, St. Charles Parish. LA. as requested by George and Sara Sims.

**Sponsors:** Mr. Laque and Department of Planning & Zoning

**Attachments:** [2006-0271 Final Ord 06-9-4](#)

[2006-0248](#) 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 OL to R-1A at a portion of Lots 5B-1 and 6C, Fashion Plantation, Hahnville, St. Charles Parish, La. as requested by McCracken Enterprises, Inc.

**Sponsors:** Mr. Laque and Department of Planning & Zoning

**Attachments:** [McCracken application.pdf](#)  
[McCracken Prelim Plat pge1.pdf](#)  
[McCracken Prelim Plat pge2.pdf](#)  
[McCrackin minutes.doc](#)  
[McCrackin Recommendations.doc](#)  
[McCracken LUR.doc](#)  
[McCracken Enterprises application 2007.pdf](#)  
[McCracken Enterprises DRAFT Prelim Plat Glastonbury 1 2007.pdf](#)  
[McCracken Enterprises DRAFT Prelim Plat Glastonbury 2 2007.pdf](#)  
[McCracken Enterprises LUR 2007.doc](#)  
[McCracken Enterprises minutes 2007.doc](#)  
[McCracken Enterprises Recommendation at a Glance 2007.doc](#)  
[2006-0248 Final Ord 07-8-8](#)

**Legislative History**

7/5/06	Department of Planning & Zoning	Received/Assigned PH
7/24/06	Parish President	Introduced
7/24/06	Parish Council	Publish/Scheduled for Public Hearing
8/3/06	Department of Planning & Zoning	Recommended Approval to the Planning Commission
8/3/06	Planning Commission	Recommended Approval to the Parish Council

## PLANNING AND ZONING PETITIONS

[2006-0245](#) An ordinance approving and authorizing the establishment of a Home Occupation under the operation of Carl J. Zeringue - "Zeringue Electrical Services, LLC" - an electrician at 228 Buras Street, Luling, La.

**Sponsors:** Mr. Laque and Department of Planning & Zoning

**Attachments:** [Zeringue application.pdf](#)  
[Zeringue signature page.pdf](#)  
[Zeringue Electrical minutes.doc](#)  
[Zeringue Recommendations.doc](#)  
[2006-0245 Final Ord 06-8-1](#)

**Legislative History**

6/20/06	Department of Planning & Zoning	Received/Assigned PH
7/24/06	Parish President	Introduced
7/24/06	Parish Council	Publish/Scheduled for Public Hearing
8/3/06	Department of Planning & Zoning <i>The Planning Department does not make recommendations on home occupations.</i>	No Recommendation to the Planning Commission
8/3/06	Planning Commission	Recommended Denial to the Parish Council

2006-0246

An ordinance approving and authorizing the establishment of a Home Occupation under the operation of Ruth & Stanley Foster - "J & S Electric Inc. of St. Charles" - an electrical and a/c business at 113 Michael Drive, Des Allemands, La.

**Sponsors:** Mr. Laque and Department of Planning & Zoning

**Attachments:** [Foster application.pdf](#)  
[Foster signature page.pdf](#)  
[J.S. Electrical minutes.doc](#)  
[J & S Electrical Recommendations.doc](#)  
[2006-0246 Final Ord 06-8-2](#)

**Legislative History**

6/26/06	Department of Planning & Zoning	Received/Assigned PH
7/24/06	Parish President	Introduced
7/24/06	Parish Council	Publish/Scheduled for Public Hearing
8/3/06	Department of Planning & Zoning <i>The Planning Department does not make recommendations on home occupations.</i>	No Recommendation to the Planning Commission
8/3/06	Planning Commission	Recommended Denial to the Parish Council

2006-0247

An ordinance approving and authorizing the establishment of a Home Occupation under the operation of Michael & Shannon Knowles - "Knowles Plumbing" - a plumbing business at 520 Kellogg Drive, Luling, La.

**Sponsors:** Mr. Laque and Department of Planning & Zoning

**Attachments:** [Knowles application.pdf](#)  
[Knowles signature page.pdf](#)  
[Knowles Plumbing minutes.doc](#)  
[Knowles Plumbing Recommendations.doc](#)  
[2006-0247 Final Ord 06-8-3](#)

**Legislative History**

7/11/06	Department of Planning & Zoning	Received/Assigned PH
7/24/06	Parish President	Introduced
7/24/06	Parish Council	Publish/Scheduled for Public Hearing
8/3/06	Department of Planning & Zoning <i>The Planning Department does not make recommendations on home occupations.</i>	No Recommendation to the Planning Commission
8/3/06	Planning Commission	Recommended Denial to the Parish Council

2006-0248

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 OL to R-1A at a portion of Lots 5B-1 and 6C, Fashion Plantation, Hahnville, St. Charles Parish, La. as requested by McCracken Enterprises, Inc.

**Sponsors:** Mr. Laque and Department of Planning & Zoning

**Attachments:**

[McCracken application.pdf](#)

[McCracken Prelim Plat pge1.pdf](#)

[McCracken Prelim Plat pge2.pdf](#)

[McCrackin minutes.doc](#)

[McCrackin Recommendations.doc](#)

[McCracken LUR.doc](#)

[McCracken Enterprises application 2007.pdf](#)

[McCracken Enterprises DRAFT Prelim Plat Glastonbury 1 2007.pdf](#)

[McCracken Enterprises DRAFT Prelim Plat Glastonbury 2 2007.pdf](#)

[McCracken Enterprises LUR 2007.doc](#)

[McCracken Enterprises minutes 2007.doc](#)

[McCracken Enterprises Recommendation at a Glance 2007.doc](#)

[2006-0248 Final Ord 07-8-8](#)

**Legislative History**

7/5/06	Department of Planning & Zoning	Received/Assigned PH
7/24/06	Parish President	Introduced
7/24/06	Parish Council	Publish/Scheduled for Public Hearing
8/3/06	Department of Planning & Zoning	Recommended Approval to the Planning Commission
8/3/06	Planning Commission	Recommended Approval to the Parish Council

## ORDINANCES SCHEDULED FOR PUBLIC HEARING (INTRODUCED AT PREVIOUS MEETING)

[2006-0235](#)

An ordinance of the Parish of St. Charles providing that the Code of Ordinances, Parish of St. Charles, be amended by revising Section 15-5, Motor Vehicles and Traffic, of said Code, to provide for the installation of “**NO PARKING**” signs on the east side of St. Nicholas Street, from the intersection of St. Nicholas Street and Birch Street in Luling.

**Sponsors:** Mr. Minnich

**Attachments:** [2006-0235 Final Ord 06-8-4](#)

*Revised Ordinance - Page 57*

**Legislative History**

7/20/06	Council Member(s)	Rcmnd'ation Request Fwd'd to the Department of Public Works
7/24/06	Council Member(s)	Introduced
7/24/06	Parish Council	Publish/Scheduled for Public Hearing
8/1/06	Parish Council	Correspondence Received <i>from the Department of Public Works, the Department has no objection to the installation but would like to make one: the Department recommends that parking be made illegal on both sides of St. Nicholas Street.</i>

[2006-0249](#)

An ordinance providing that the St. Charles Parish Code of Ordinances be amended through the addition of subpart “11.5-21.5 Union Carbide Expansion.” The ordinance shall extend the formally recognized Union Carbide “industrial area” in St. Charles Parish.

**Sponsors:** Mr. Hilaire

**Attachments:** [Dow Haydel map.pdf](#)  
[Dow Lorio map.pdf](#)  
[Dow ordinance w-attachments.pdf](#)  
[Dow Robichaux map.pdf](#)  
[Dow Sketch map.pdf](#)  
[Dow Revised Application.pdf](#)  
[industrial area minutes.doc](#)  
[industrial area Recommendations.doc](#)  
[industrial area LUR.doc](#)  
[2006-0249 Final Ord 06-8-5](#)

**Legislative History**

6/30/06	Department of Planning & Zoning	Received/Assigned PH
7/24/06	Council Member(s)	Introduced
7/24/06	Parish Council	Publish/Scheduled for Public Hearing
8/3/06	Department of Planning & Zoning	Recommended Approval to the Planning Commission

8/3/06 Planning Commission Recommended Approval to the Parish Council

[2006-0250](#) An ordinance approving and authorizing the execution of an Act of Dedication for Highland Oaks Phase 2 Subdivision, St. Rose, St. Charles Parish, LA.

**Sponsors:** Mr. Laque and Department of Planning & Zoning

**Attachments:** [Final Plat.pdf](#)  
[Highland Oaks Act of Dedication.pdf](#)  
[2006-0250 Act of Dedication-F](#)  
[2006-0250 Final Ord 06-8-6 with Dedication](#)

*Additional Data (Regular Agenda - Page 81)*

**Legislative History**

4/6/04	Department of Planning & Zoning	Received/Assigned PH
7/24/06	Parish President	Introduced
7/24/06	Parish Council	Publish/Scheduled for Public Hearing

[2006-0251](#) An ordinance to approve a lease with Monica & Company, LLC to house the River Parishes Workforce Investment Office for St. James Parish.

**Sponsors:** Mr. Laque and River Parishes Workforce Investment Act Program

**Attachments:** [LEASE ST JAMES 2006.doc](#)  
[2006-0251 Lease-F](#)  
[2006-0251 Final Ord 06-8-7 with Lease](#)

**Legislative History**

7/24/06	Parish President	Introduced
7/24/06	Parish Council	Publish/Scheduled for Public Hearing

[2006-0252](#) An ordinance approving and authorizing the execution of an Act of Dedication for Fashion Plantation Estates Phase III Subdivision.

**Sponsors:** Mr. Laque and Department of Planning & Zoning

**Attachments:** [FASHION PHASE III IRREVOCABLE LETTER OF CREDIT.pdf](#)  
[2006-0252 Act of Dedication-F](#)  
[2006-0252 Final Ord 06-8-8 with Dedication](#)

*Revised Ordinance - Page 126*

**Legislative History**

7/24/06	Parish President	Introduced
7/24/06	Parish Council	Publish/Scheduled for Public Hearing

## RESOLUTIONS

[2006-0256](#) A resolution to approve the Revised Pay Plan for Civil Service Employees.

**Sponsors:** Mr. Laque

**Attachments:** [2006-0256 Final Reso 5364](#)

[2006-0259](#) A resolution providing mandatory support for a Special Permit for The German Coast Farmers' Market, a green market, to operate on the site of Dougie V's, 13899 River Road, Luling.

**Sponsors:** Mr. Laque and Department of Planning & Zoning

**Attachments:** [Farmer's Market application.pdf](#)

[Farmer's Market LUR.doc](#)

[Farmer's Market minutes.doc](#)

[Farmer's Market Recommendations.doc](#)

[Farmer's Market site plan options.pdf](#)

[2006-0259 Final Reso 5365](#)

**Legislative History**

7/5/06	Department of Planning & Zoning	Received/Assigned PH
8/3/06	Department of Planning & Zoning	Recommended Approval to the Planning Commission
8/3/06	Planning Commission	Recommended Approval to the Parish Council

[2006-0260](#) A resolution providing mandatory supporting authorization to Ritchie Stanley endorsing the positive Planning & Zoning Commission decision regarding PZS-2006-57 for a resubdivision of the remaining portion of a tract of land recited as being  $\frac{3}{4}$  arpent wide (144') by 50 arpents deep into Lots A & B in Section 34, T13S R9E at Ama, St. Charles Parish, LA. per plan by Roland Bernard, PLS dated October 29, 2005, with a waiver from the required hard-surface frontage.

**Sponsors:** Mr. Laque and Department of Planning & Zoning

**Attachments:** [Ritchie Stanely application.pdf](#)

[Ritchie Stanley LUR.doc](#)

[Ritchie Stanley minutes.doc](#)

[Ritchie Stanley Recommendations.doc](#)

[Ritchie Stanlie Plat.pdf](#)

[2006-0260 Final Reso 5366](#)

**Legislative History**

6/23/06	Department of Planning & Zoning	Received/Assigned PH
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8/3/06 Department of Planning & Zoning No Recommendation to the Planning Commission  
*The Planning Department does not make a recommendation when waivers are required.*

8/3/06 Planning Commission Recommended Approval to the Parish Council

2006-0262

A resolution authorizing the Chairman or the Secretary to offer no objection to Mr. Paul Hogan, COE #MVN-2006-1797-EFF, WQC #BB 060607-03, for a permit to clear, grade, and deposit fill to construct a commercial storage facility and associated structures, Section 39, T14S-R20E, west of J.B. Green Road off of U.S. Highway 90, Des Allemands, in St. Charles Parish.

**Sponsors:** Mr. Laque and Coastal Zone Management Section

**Attachments:** [Recommend Hogan.doc](#)

[2006-0262 Notice](#)

[2006-0262 Letter 6-30](#)

[2006-0262 Letter 8-24](#)

[2006-0262 Final Reso 5367](#)

**Legislative History**

6/12/06 Parish Council Rcmnd'ation Request Fwd'd to the Coastal Zone Management Section

6/30/06 Parish Council Time Ext. Requested to the Corps, DEQ

7/27/06 Coastal Zone Management Section Recommended Approval to the Coastal Zone Advisory Committee

7/27/06 Coastal Zone Advisory Committee Recommended Approval to the Parish Council

2006-0263

A resolution authorizing the Chairman or the Secretary to offer no objection to Mosella Five, LLC, COE #MVN-1999-2883-EE, WQC #GC 060519-01, CUP #P20020023, for a permit to haul approximately 6,000 cu. yds. of sand and 2,210 cu. yds. of concrete to use as fill to construct a ±674' x 375' multi-family housing complex which includes multi-family units, paved roadways and parking areas, Section 2, T14S-R20E, U.S. Highway 90 and Third Street, Boutte, in St. Charles Parish.

**Sponsors:** Mr. Laque and Coastal Zone Management Section

**Attachments:** [Recommend mosella 5.doc](#)

[2006-0263 Notice](#)

[2006-0263 Letters 6-30](#)

[2006-0263 Letters 8-24](#)

[2006-0263 Final Reso 5368](#)

**Legislative History**

6/1/06 Parish Council Rcmnd'ation Request Fwd'd to the Coastal Zone Management Section

6/30/06	Parish Council	Time Ext. Requested to the Corps, DEQ, DNR
7/27/06	Coastal Zone Management Section	Recommended Approval to the Coastal Zone Advisory Committee
7/27/06	Coastal Zone Advisory Committee	Recommended Approval to the Parish Council

## APPOINTMENTS

### [2006-0053](#)

A resolution appointing a member to the Library Services District Board of Control.

**Attachments:**

[2006-0053 Final Reso 5371](#)

*Council Chairman will accept nominations to fill the vacancy created by the expiration of the term of Ms. Regenia Catlett Fortenberry. Five (5) year term to begin April 1, 2006 and expire April 1, 2011.*

**Legislative History**

3/19/01	Parish Council	Enacted Legislation <i>Ms. Regenia Catlett Fortenberry appointed to the Library Board of Control on March 19, 2001, per Resolution No. 4893 Term: April 1, 2001 - April 1, 2006</i>
2/6/06	Parish Council	Vacancy Announced
2/20/06	Parish Council	Deferred 1
3/20/06	Parish Council	Deferred 1
4/3/06	Parish Council	Deferred 1
5/1/06	Parish Council	Deferred 1
5/15/06	Parish Council	Deferred 1
6/5/06	Parish Council	Deferred 1
6/19/06	Parish Council	Nomination(s) Accepted <i>Nominee: Councilman Faucheux nominated Ms. Marion Breaux</i>
6/19/06	Parish Council	Close Nomination(s) for
7/10/06	Parish Council	Deferred 1 <i>Council Secretary will contact Ms. Marion Breaux per Council Chairman's request.</i>
7/24/06	Parish Council	Deferred 1

### [2006-0244](#)

A resolution to appoint a member to the St. Charles Parish Communications District.

**Attachments:**

[2006-0244 Final Reso 5369](#)

*Council Chairman will accept nominations to fill the vacancy created by the expiration of the term of Mr. Thomas Barreca, Jr. Four (4) year term to begin September 19, 2006 and expire September 19, 2010.*

**Legislative History**

8/19/02 Parish Council Enacted Legislation  
*Mr. Thomas Barreca, Jr. appointed to the St. Charles Parish Communications District on August 19, 2002, per Resolution No. 5043  
 Term: September 19, 2002 - September 19, 2006*

7/24/06 Parish Council Vacancy Announced

[2006-0264](#)

A resolution to appoint a member to the River Parishes Tourist Commission.

**Attachments:**

[2006-0264 Final Reso 5375](#)

*On September 5, 2006, the Council Chairman will accept nominations to fill the vacancy created by the expiration of the term of Ms. Betty Haydel. Four (4) year term to begin October 3, 2006 and expire October 3, 2010.*

**Legislative History**

9/23/02 Parish Council Enacted Legislation  
*Betty Haydel appointed to the River Parishes Tourist Commission on September 23, 2002, per Resolution No. 5056  
 Term: October 3, 2002 to October 3, 2006*

[2006-0267](#)

Accept resignation of Ms. Debbie Kinler - Bi-Centennial Committee

**Legislative History**

11/15/04 Parish Council Enacted Legislation  
*Debbie Kinler appointed to the Bi-Centennial Committee on November 15, 2004 (appointed by motion)*

7/18/06 SCP Zoning Board of Adjustment Resigned  
*Correspondence received from Debbie Kinler notifying the Parish of her resignation.*

[2006-0268](#)

Appoint Ms. Denise Brodsky to the St. Charles Parish Bi-Centennial Committee representing the Economic Development Council.

**Sponsors:**

Mr. Laque

*Council will confirm nomination to the St. Charles Parish Bi-Centennial Committee representing the Economic Development Council.*

*Nominee: Ms. Denise Brodsky*

**Legislative History**

6/21/04 Parish Council Enacted Legislation  
*Approving Resolution No. 5210, establishing the St. Charles Parish Bi-Centennial Committee.*

7/20/06 Parish Council Correspondence Received  
*from Lily Galland, Economic Development Council Chairman, submitting name for confirmation for the St. Charles Parish Bi-Centennial Committee: Ms. Denise Brodsky to replace Ms. Debbie Kinler who resigned.*

**MEETINGS, ANNOUNCEMENTS, NOTICES, ETC.**

**MEETINGS**

*HOUSING AUTHORITY: Tuesday, 8/29/06, 6PM, Council Chambers*  
*HOSPITAL BOARD: Wednesday, 8/30/06, 9AM, Council Chambers*  
*COASTAL ZONE ADVISORY BOARD: Thursday, 8/31/06, 7PM, Council Chambers*

**ANNOUNCEMENTS**

*PARISH HOLIDAY: Monday, 9/4/06 - Labor Day*

*Board of Review: Parish Council will be sitting as a Board of Review  
September 8 - September 18, 2006*

*2006 Assessment Lists  
Written or Oral Protests must be received by the  
Parish Council Office by September 12, 2006 - 4:00 pm*

**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.**