

Commissioner Booth: Next item on the agenda 2019-5-MAJ requested by Pecan Bayou Real Estate, LLC for a Preliminary Plat of Pecan Bayou, 10 lots with a waiver from the Subdivision Regulations, Hahnville, near Butternut and Oak Streets. Zoning District R-1A. Council District 1. Ms. Stein.

Ms. Stein: Thank you Mr. Chair. The applicant is requesting a preliminary plat approval, the subdivision is 10 lots, all the lots meet or exceed the minimum standards and the geometric standards for lots. Pecan Bayou has a pretty long history and the squares that the lots are proposed to be on already exists, they are bounded by streets that are built and used occasionally, they are currently 17 ft. wide, asphalt paving, lined by ditches. The developer proposes to subsurface the drainage within the existing 50 ft. wide right of way but is requesting special permission to keep the 17 ft. asphalt that exists rather than upgrading it to the current required 22 ft. of width. The department doesn't have any objection to that particular waiver, it already exists. The subdivision is lined by rear drainage servitudes and that is the result of lots of concern in the neighborhood, you have a pack of pictures of the current drainage situation. Also those drainage servitudes are designed to alleviate those problems so we recommend approval contingent on the waiver of the required 22 ft. wide street service.

Commissioner Booth: Thank you Ms. Stein. Public hearing for 2019-5-MAJ, Pecan Bayou for their 10 lots subdivision in Hahnville, anyone here to speak for or against this particular issue? Is the applicant here? You have any comment for us please sir? State your name and address for the record please.

Jeff Melancon, I'm at 117 Laura Lane in Destrehan. I own a real estate franchise here in St. Charles Parish. What we did before we acquired this property we did have meetings with Planning and Zoning, we did go into this project with trying to accomplish full cooperation and do this so it would have no negative impact on the neighbors and as a result we discussed coming up with adequate drainage and adequate front drainage rather than open swales. The lots are nice size and they will be a nice asset to the neighborhood. Any questions?

Commissioner Booth: Any questions from the Commission?

Commissioner Gordon: I have a question. The drainage servitude are you going to have the drainage behind the homes that are on Aquarius?

Mr. Melancon: Yes ma'am.

Commissioner Gordon: It's going to be 15 ft.?

Mr. Melancon: 15 ft. correct.

Commissioner Gordon: And on the corner of Butternut are you going to have a drainage there or on the opposite side?

Mr. Melancon: I'll let Marco with Danny Hebert Engineering come up and answer that.

Commissioner Booth: Ok. State your name and address for the record please.

Good evening. My name is Marco Juarez and I'm the engineer for the project. As it regards to drainage the lots, most of the drainage will go to the front, really rear servitudes for drainage are just the back yards for the abutting properties., that's going to alleviate the problems with their drainage and all of that would be routed to the streets, that's Oak and Butternut.

Commissioner Booth: Ok any other questions?

Commissioner Petit: One question, so the street width between Butternut and Hickory that's only 17 ft. wide, is that continuous down the street or does it get wider between Hickory and Pecan? Or is it pretty consistent

Mr. Juarez: Very consistent, it matches the other streets

Commissioner Petit: Ok.

Commissioner Gordon: So the other streets would mean Hahn St., Shaw, Lincoln as far as the width? So they're all pretty much 17?

Mr. Juarez: Right.

Commissioner Booth: any other questions or comments? Anyone else here to speak for or against this particular issue? State your name and address for the record please.

James Williams, III, 111 Hickory, Hahnville. My question is being that this is considered a subdivision, am I correct?

Commissioner Booth: Yes.

Mr. Williams: Why is it that they can get a waiver deviating from the exact measurements from 22 ft. to 17. What we're worried about mainly is when you build this up you say you're going to put subsurface drainage down there that's going to flow to the front of Oak Street correct?

Commissioner Booth: The front of the lot.

Mr. Williams: Then it will flow down correct?

Commissioner Booth: Yes.

Mr. Williams: Well what about those that are down from Oak Street? You know down Oak Street and the flooding that could take place, shouldn't there be a pumping station or something behind that to pump water that might flow here?

Commissioner Booth: Ms. Stein.

Ms. Stein: These are questions that the subdivision will have to answer at construction approval. So right now what we're talking about is just can he lay out lots like this and can he use the street the way it exists with the asphalt, but will come back to this Commission with a set of construction plans.

Mr. Williams: So that will be phase 2?

Ms. Stein: That's phase 2.

Mr. Williams: Ok now this is phase 1 correct? Well shouldn't there be some assurances given to the existing residents there as to how this is going to be done? Planning and Zoning, I know he has his surveyor or planner, but we the residents there, we need more assurance because one thing I find to be is that when something is to be built. What I was saying is this I understand he has planners there and contractors and whatever else he has surveyors and all, we need assurance as to how this is going to affect us. Right now we have the drainage that's draining naturally, but when you have 5-10 houses or however many it's going to be that's more water flowing and that means it's going to come down our way. Now what I'm saying is what about us? Why is it then that ordinarily the Planning and Zoning for St. Charles Parish calls for 22 ft., now it's deviated to 17 ft.? Now if this is a subdivision, shouldn't it be as every other subdivision in the parish? That's what I'm asking.

Commissioner Gordon: Ms. Stein, looking at the survey that I'm looking at is it going to be 2- 50 ft. drainage servitude, one on each side, so one will be on your side and one is going to be on the Aquarius side.

Mr. Williams: But what about the properties behind?

Commissioner Gordon: This is going to be behind your home.

Mr. Williams: It's going to be behind my home, not necessarily my home per say

Commissioner Gordon: Not your home, from the way it's looking, that's what it's looking like.

Ms. Stein: Are you worried about water backing up and not being able to flow through this area southward towards, that's the natural flow away from the river. Is that what your concern is?

Mr. Williams: mainly as well as going to the river.

Ms. Stein: And that comes up at construction.

Mr. Williams: That comes up at construction, now in the event that this happens and there be a flood and our properties be flooded then what action can we take?

Commissioner Booth: In order to go forward with any construction, the Public Works has to go out and do a study to ensure you that the plan that they have will work, if not, they can't construct it.

Mr. Williams: Ok you say they can't construct it. Ok will we receive a letter about phase 2 as well?

Commissioner Booth: If you received one for phase 1 you'll get one for phase 2, yes sir.

Mr. Williams: Alright thank you.

Commissioner Booth: Any other questions or comments? State your name again sir.

Good evening Marco Juarez again, just to answer some of the comments about drainage. Yes we have to prepare a drainage analysis that we will submit to the parish that goes to Public Works to review it and during construction and the design process they review everything and we follow the code and everything is done as per the parish's specs. We have to show as well that we will not adversely affect any of the adjacent properties, we will do all of that during construction phase for this project.

Commissioner Booth: Thank you sir. Anyone else to speak? State your name and address for the record please.

Damica Williams, 111 Hickory Street, Hahnville. The question that I have or the concern that I have I would say, is the fact that 10 lots that they are proposing to subdivide the property into, currently as she said this has a history of issues with that area back there. One of them had previously been brought up to the previous land owner was when he added dirt. When he added the dirt the natural flow was affected causing stagnant water across the back end of the adjacent property owners. I do understand what they are proposing to move on but because there are issues with water not draining properly and it got worse when he added the dirt, how do we propose to address that issue before we go any further with 10 additional lots? Thank you.

Commissioner Booth: As we just stated, they have to submit a drainage analysis, Public Works then goes out and verifies that the water will not do this or they can't build.

Mr. Matherne: Sorry, if I can help, for your specific issue, we know, I've worked on that for a long time and that's why we are requiring them to put the drainage servitudes in the back yard so they'll have to install drainage in the back yard to keep that from happening. Because you're

right, there's just dirt there now and it sits, they have to design it and install it before they get the final approval on the lots.

Ms. Williams: in the second phase I guess it will be exactly how the layout will be as far as how the drainage would go because I read in the proposal that the last drainage stops at the corner of Oak and Hickory so it's further up, so I'm assuming they are going to show how the lines are going to run.

Mr. Matherne: Yes they're going to have to examine the entire length of where this drainage goes and they'll have to address any issues that go along with it.

Ms. Williams: Alright thank you.

Commissioner Booth: Alright ma'am thank you.

Mr. Matherne: But yeah you should come for the next phase so you can see it.

Commissioner Booth: Anyone else here to speak for or against this issue? Hearing none the public hearing is closed. We will call for the vote.

YEAS: Gordon, Petit, Granier, Booth, Galliano

NAYS: Richard

ABSENT: Frangella

Commissioner Booth: Mr. Richard is nay and all others are yes.

---