

CALL TO ORDER
PLEDGE OF ALLEGIANCE

MEMBERS PRESENT: Theron Dufrene, Billy Booth, Dick Gibbs, Morris Becnel, Neal Clulee

MEMBERS ABSENT: Yvonne Wolfe, Stanley Foster

ALSO PRESENT: Steve Romano, Kimberly Marretta, Donya Hebert of the Planning Dept.

PZS-2009-14

Requested by: **Rebecca & Brent Robert, Jr.** for resubdivision of Lots D & E of the Donald J. Robert Tract (situated on Robert Street) into Lots D-1, E-1, F-1 and G-1 in Section 33, T13SR21E, St Charles Parish La. Zoning District R-1AM. Council District 2.

Mr.Booth: Mr. Romano

Mr. Romano: This request is for subdividing a single-family tract into four lots and the remainder of lot E. Access to these lots will be provided by private street, Robert St. via River Road, a mobile home exist on that portion of land labeled lot E-1, remaining portions are vacant. An individual mechanical sewer treatment is intended, the applicants need approval from the department of Health and Hospitals, DHH requires minimum lot size 12,000 sq. ft. and at least 60 ft of frontage for each lot. Each lot meets or exceeds lot size for the zoning district but does not have hard surface frontage on a public street. Since Robert St. is private and there are no provisions for allowing the subdivision of land zoned R-1AM that fronts on a private street, approval will require waiver from the commission and supporting resolution from the parish council. If the waiver is approved water line installation to the lot and it's maintenance will be at the owners expense public water lines cannot be extended to the site and the parish cannot accept dedication of any such infrastructure. Assuming all concerns that DHH may have are resolved and because the lot sizes are similar to those in the immediate community the department sees know conflicts with promoting rural character and maintaining existing residential uses as spelled out in the comprehensive land use regulation plan in order to approve this request the planning commission would need to approve a waiver to all major subdivision regulations the request is to create new lots without the installation of future public infrastructure, now this proposal is rather the extension of a family subdivision that was approved by the St. Charles Parish Council in 1986 Ord.# 86-9-1. Expansion of the subdivision as a family plot would not be possible today because it is currently only allowed in the OL zoning district and this proposal is in a R-1AM zoning district. The dept recommends approval if a waiver is approved.

Mr.Booth: Public Hearing on PZS-2009-14 is any one here to speak in favor of that. step forward Sir. State your name and address for the record.

Mr. Robert: Chris Robert I reside at 15229 Hwy 90 Paradis right now. I do own F-1 my father Donald Robert own, well it's under that family, the Robert Family. And I have F-1 lot. Which I do want to build on it within the next few years but I do have a house trailer that I know I have to run, like I think I just heard him say, the water and that's why I'm here tonight to make sure it will be okay.

Mr. Booth: Ok, Thanks. Is any one else here to speak in favor please step forward sir, state your name and your address for the record?

Mr. Robert: Brent Robert I live on 145 Robert St. My grandmother gave us four houses that got resubdivided into one big lot and we got it into four separate lots that way we can leave it to our kids and we just wanted to get it all situated.

Mr. Booth: Alright Sir, Is their anyone else in favor of this that would like to speak? Is anyone opposed to PZS 2009-14 this resubdivision please step forward?

[A paper was presented to the commission, Mr. Romano was asked review.]

Mr.Booth: While Mr. Romano is reviewing is there any discussion from the commission.

Mr. Clulee: These private streets, I think we've done a couple of them in the last year.

Mr.Booth: Yeah

Mr. Romano: (Reading letter) To whom it may concern, 05/07/09 The reason for the Robert subdivision or resubdivision is to put lots D & E is to put lots D, E -1, F, & G Donald Robert has donated these lots to family Donald Roberts wishes are for those lots to remain in the Robert Family these lots are not to be sold or rented to anyone outside of the Robert Family it's signed Brent T. Robert Jr. and Rebecca Robert.

Mr.Booth: Thank-you Mr. Romano

Gentleman from Audience: I'm Donald's son, this is a grandson and I just feel like if I own my land I could sell it if I wish. I mean that's my daddy's wishes too I have three other brothers and we all got equal share to do as we wanted under his wishes. So I don't have no plans on selling it right now but if I do in the future I would like to have that opportunity.

Mr.Booth: Alright Sir Thank –You for your comment. Anyone else?

Mr. Becnel : I have a question

Mr.Booth: OK

Mr. Becnel: Mr. Romano and Mrs. Marousek I don't know if you can answer this or maybe Mr. Gibbs I think he's in construction. In lieu of a mechanical sewer treatment plant what do they have to do? Are they still allowed to put in the old field drains?

Mr. Romano: Modat units I think there're called, whatever dhh requires.

Mr. Becnel: That's like an individual sewerage treatment plant?

Mr. Romano: No public sewer can run to them because it's not a public street.

Mr. Becnel: Because it says if individual mechanical sewer treatment is intended beyond that I was just wondering what could they do if they choose not to put

Mr. Romano: They could build a plant or build public sewer at their expense to parish standards and dedicate to the parish

Mr. Becnel : No one is hear from public work but they don't allow the field drains anymore do they?

Mr. Romano: No

Mr. Becnel: Okay, that answered my question, Thank-you.

Mr.Clulee: Do we vote on the waiver first?

Mr. Booth: Yes, we have to have the waiver first, do we have anyone to make a motion.

? I make a motion to accept the waiver,

? Second

Mr. Booth: Okay we have a motion and second for the required waiver before we vote on the resubdivision, any other discussion? Please cast your vote, ok that unanimous with Foster, Mrs,Wolfe absent to night.

YEAS: Dufrene, Booth, Gibbs, Becnel, Clulee

NAYS: None

ABSENT: Wolfe, Foster

Mr. Booth: ok now we're ready to vote on PZS-2009-14 the resubdivision into these four lots, no future discussion please cast your vote. And once again that is unanimous with Mr. Foster and Mrs. Wolfe Absent to night.

YEAS: Dufrene, Booth, Gibbs, Becnel, Clulee

NAYS: None

ABSENT: Wolfe, Foster

Mr. Becnel: And then this goes to the council?

Mr. Booth: Yes this will go to the council, do you know when?

Mrs Marousek: It should go to the next council meeting, providing we can get it into the agenda packet on time.

Mr.Booth: Ok, you'll be notified; you'll get a letter saying when the council zone is such.