

Mr. Gibbs: Next item on the agenda is PZS-2014-40 requested by Edith C. Ferdon for June & John Luck for Resubdivision of Lot 20 into Lots 20A & 20B, Pecan Grove Subdivision, Section 6, T13S R8E, St. Rose, St. Charles Parish, LA, with a waiver on the hard surface for the rear lot . Zoning District OL & M-1. Council District 5. Mr. Romano.

Mr. Romano: Thank you Mr. Chair. The subject site is a pie-shaped lot fronting on River Road in St Rose and extending across the Canadian National Railroad to beyond I-310. The applicants are requesting to create Lot 20-A from the River Road to the Railroad and Lot 20-B from the remaining portion. However, only Lot 20-A is developable and meets all the requirements of the Subdivision Ordinance. There is no access across the RR for Lot 20-B and it would also be land-locked. Both of those shortcomings must be alleviated before the lot could be developed.

The submitted plats have several deficiencies that must be rectified in order to meet the minimum standards for minor subdivisions as spelled out in the Subdivision Ordinance:

- The vicinity map is incomplete as it only shows a portion of the lot
- Lot 20-B does not have a match line
- Lot 20-B has not been surveyed.

Because of these deficiencies, the application needs further revision. A revised set of plans was supposed to be in hand by now, I actually received by email a draft of 20-B that showed all the things we were looking for including the correct signature block, if you notice on page 10 the signature block, the Council Chairman is not included. The revised plat did indicate that. However we don't have those plats in hand at the moment, they're not in our possession. We can't recommend approval of something that's not there and we don't recommend approval at the moment without that being resolved but you all have the discretion to give conditional approval if you so desire.

Mr. Matherne: If you don't mind we discussed earlier today, it's like you have 3 options: you table it, you can approve it based contingent upon us having the corrected plat before it goes to Council because it still has to go to the Council, or you can deny it. But we have seen a draft, the plat does need a little work. If you do choose to approve it, please make it contingent upon us receiving the correct plat before it goes to Council.

Mr. Gibbs: I want to open up for a public hearing and then we'll decide. This is a public hearing for PZS-2014-40 anyone in the audience care to speak in favor or against? Is the applicant here? State your name and address please.

Richard Ferdon, I live at 201 Ormond Blvd. My wife and I are co-listing agents on this property. The part between the River Road and the railroad is good usable property and the marsh itself is usable property was usable property along with the piece that's behind the railroad which there is no way to get there. The railroad seems to contour off. We're aware of the fact that the two railroads have a lot of land between them that hardly anybody can get to their land, which is something I'm hoping can be taken care of someday to allow access. We'll do the best we can to try and get it set so we can sell the usable part that goes up to the railroad and on the back we would have to do whatever, whenever the railroad crossing is made. There is one railroad crossing near there, it's a private road for a company that develop natural gas wells behind it so there's no access on it. If they build that east-west road that they've talked about a while back, a few years ago. I don't know when there will be access to the back half of that property. I was hoping we could just cross the back half and get to the middle and have better access available.

Mr. Gibbs: It seems that we're developing information on this Mr. Ferdon.

Mr. Ferdon: They've got a survey and we got it to the parish and the parish wrote a lot of paragraphs on it as to what they wanted the surveyor to fix and I drove it down and handed it personally to the surveyor and he said it wasn't a whole lot to do. I find out tonight that he didn't get it back.

Mr. Gibbs: That's why I'm thinking we probably should table this to get all the facts and information that we can accumulate.

Mr. Ferdon: They left out a paragraph that somebody initialed or signed.

Mr. Gibbs: Right the signature part of it.

Mr. Ferdon: They should have had a big stamp to put that on.

Mr. Gibbs: Semantic but we have to have it all correct.

Mr. Ferdon: There was a couple of little lines on what part that showed the part behind the railroad that was needed where the ends lined up, the end on one sketch line up with the end on the other sketch. I didn't think that would be hard to do, but I'm not a surveyor.

Mr. Gibbs: Exactly right

Mr. Ferdon: So the lot goes to a point behind the railroad and it doesn't add a lot to the value, because it's 2000 ft. before you get to the point it's only 30 something feet wide.

Mr. Gibbs: That's why I figure at this point we should probably table this.

Mr. Ferdon: You couldn't just have it where it's approved if he gets everything he needs?

Mr. Gibbs: Contingent? If everybody goes along with it. We'll take it under consideration and we appreciate it. Thank you.

Mr. Ferdon: Thank you very much.

Mr. Gibbs: This is a public hearing for PZS-2014-40 is anyone else in the audience that care to speak in favor or against? Seeing none, Mr. Booth.

Mr. Booth: Yes I think that this gentleman is trying to do the right thing and we have an email that has already sent to the Planning & Zoning Department. I think we can go ahead with this contingent on getting the proper paper work from the surveyor.

Mr. Gibbs: Any other questions or concerns? Cast your vote please. We're going to cast it contingent.

YEAS: Pierre, Loupe, Gibbs, Booth, Frangella, Galliano

NAYS: None

ABSENT: Foster

Mr. Gibbs: And that passes unanimously. Mr. Ferdon this is going to go before the Council on October 6th.
