

Commissioner Frangella: Next item 2019-8-R requested by Thomas LeBlanc/Diana Michel for a change in zoning classification from C-3 and R-1A(M) to R-1M at Lot 3-B, Coteau de France 17344 Highway 90, Des Allemands. Council District 4.

Mr. Welker: This is a request to change the zoning on a piece of property from R-1A(M) and C-3 to R-1M which is a zoning district that permits RV parks and mobile home parks. The department finds the request does meet the second guideline for rezoning. The C-3 zoning does not allow for reasonable use of the property because most of the C-3 uses generate high volumes of trips and require convenient access to the highway. While this property may be right on the highway with the roadway that takes people under the bridge right there, there really isn't a great access point for any kind of high volume commercial use. An RV park generally doesn't generate the traffic volumes of the typical commercial uses in the C-3 zoning district. Entry and exit from this site with RV's and trailers would need to be carefully designed because the same access constraints that may make C-3 uses unlikely to develop could have issues with the RV's going in and out of the site. The department does feel like Dan's Lane should not be considered as an access point for anything that may develop there, for an RV park that may develop there. The site is more than 3 acres so approval does require an amendment to the future land use map to manufactured home/recreational vehicle park. The department does recommend approval based on meeting the second guideline for rezoning.

Commissioner Frangella: Ok, Ms. Stein.

Ms. Stein: I did want to say I spoke to the applicant at length this afternoon and he's got a couple of things that popped up and is also working with DOTD to try to understand the access to the property, it's not going super well, so he indicated that he was not likely to show up tonight and asked us if we would postpone it. I explained to him that we might have people here and that's the Commission's choice if they hear it or not.

Mr. Albert: Mr. Chairman it might be advisable to see a show of hands on anyone who's here to speak on this and give them the opportunity.

Commissioner Frangella: Ok, seeing so I guess we'll open. For clarification we'll let them speak but postpone it? We let them speak for the record

Mr. Albert: You can let them speak for the record, you can choose to take final action on this tonight, you can choose to postpone it in accordance with the applicant's wishes, it is your prerogative.

Commissioner Frangella: Alright. Ok, we're going to open public hearing for 2019-8-R, anyone here to speak for or against, please come forward. State your name and address for the record please.

I'm Thelma Leehans, I live at 4405 Hwy. 306, Bayou Gauche, but my house I have my grandchildren in is at 106 Dan's Lane, the last house that butts against the property. I bought this piece of property for them to be safe, there's nothing there that can harm them. An RV park will not be safe because we have transients in and out of RV parks and the property butts up against my property, it sits about 30 ft. from my house. I am totally opposed to this and I would like it to be on record that I am opposed to this. Thank you.

Commissioner Frangella: Thank you ma'am.

Hi my name is Rebecca Dufrene, I live at 17395 Hwy. 631, Des Allemands, 70030 and this property is my back yard, more or less it backs up to my property. We live in a very quiet neighborhood with a lot of single family dwellings, if a trailer park were to be built there, it would lower the values of our homes and create a lot more traffic and definitely increase the noise level. This property also not only butts up to my back yard, it also butts up to the playground in Des Allemands, so the property bordering the playground, I have a special needs daughter who's very friendly, trusting and sociable, I feel having a trailer RV park with strangers coming and going, this could be a danger to the children

in the area. I realize fences can be built, but fences can be broken and climbed also. The RV park would definitely increase traffic, noise and possibly accidents. I'm asking you all to please stop this from happening and thank you for your time. I'm definitely opposed.

Commissioner Frangella: Once again, open hearing for 2019-8-R

Evening, Billy Woodruff, 615 Down the Bayou Road in Des Allemands. I'd like to speak to you tonight both as councilman and a resident. I live in that neighborhood also. I feel it's not a good idea to put something like that there first of all, the keepers can't make it under the bridge on Twin Bridge Road, out the question, can't handle it. You can't come in from Dan's Lane, also it's right up next to the playground, we got kids out there, we got ladies out there walking on the walking track, you never know what you're going to get, a lot of these construction guys hey they're good guys, I've worked with a lot of them, they're good people some of them, but every now and then you get one of these pedophiles or freaks in here and all it's going to take is for one of them to grab a kid or one of these women walking on the track and then we got something we don't want to deal with. So I'm asking you not to consider this and also I'd like to read something where even Planning and Zoning's report says the area is largely single family residential with very limited access because of Hwy. 90, the divided cut in the median area is unlikely to be permitted so close to the Des Allemands bridge where the traffic volume and speeds are high. It also says in the report the C-3 uses require highway access, access constraints in the area and has encouraged the residential land use pattern which make it unreasonable to expect highway commercial uses to develop. The uses would be incompatible with the adjacent single family neighborhood especially if the site is developed and accessed from Dan's Lane, this is in their report. So I would say both as a councilman and a resident I would ask that you vote this down. Thank you.

Commissioner Frangella: Alright thank you, anyone else here to speak for or against?

Debra Fonseca, 17394 Hwy. 631, I'm definitely against this. Thank you.

Chris Beckemeyer, 17311 Hwy 631 in Des Allemands. Currently we fought for a while to get a street relatively close to that location and as Billy stated, there's no way that that's even a possibility that they can take those RV's anywhere close to those underpasses. What's also not said is that the sanitary sewer line that's going to be required for an RV park, it's going to be relatively substantial. So are they going to be having some sort of pump system going into city sewer that's going to put a big strain on the rest of the parish that when we have a big storm, our sanitary lines are already having problems keeping up. I'm also very opposed to this. Thank you.

I'm Nicky Beckemeyer, I live at 17311 Hwy 631, Des Allemands. I've lived in Des Allemands all my life, I've seen businesses come and go, I've seen trailer parks come and go. One thing I do remember very fondly when the Dufrene's had their trailer park, there was a lot of trouble in the area, I was a young child growing up there at the time and my parents had to watch us when we were in the yard. I know almost every single person that lives in Des Allemands, it's not a question if my kids can go outside and play and I have to worry about them because we all know each other. This is just something that we do not want in Des Allemands.

Commissioner Frangella: Thank you. Anyone else to speak for or against 2019-8-R? With that public hearing is closed. Any comments?

Commissioner Richard: This is my area and I oppose it also for the highway access and for the local area, so I'm voting nay on this item. Thank you.

Commissioner Frangella: Anyone else? Discussion is closed, call for the vote, does anyone want to postpone per the wishes of the applicant?

Mr. Albert: I would ask for a motion and see what the Commission says

Commissioner Frangella: Do we have a motion?

Commissioner Granier: I make a motion that we go forward with it tonight.

Commissioner Galliano: Second

Commissioner Frangella: Alright go ahead and vote. I voted wrong.

Mr. Albert: Correct it and state it for the record what your vote is.

Commissioner Frangella: He said to vote for it to go forward with it tonight. Right?

Mr. Albert: Can I interpret it to say that you said to call for the vote?

Commissioner Granier: right.

Commissioner Frangella: Because what I heard was to go forward with it tonight, so I voted yea to go forward.

Mr. Albert: I don't think that was a valid motion type to make.

Commissioner Frangella: Ok, it was confusing.

Mr. Albert: I would recommend rescind the vote and revote. Make a motion to rescind the vote and everyone would vote in approval of this.

Commissioner Galliano: Motion to rescind the vote

Commissioner Granier: Second.

Commissioner Frangella: Call for the vote.

YEAS: Gordon, Petit, Granier, Richard, Dunn, Frangella, Galliano  
NAYS: None  
ABSENT: None

Mr. Albert: then ask for another motion to call for the vote.

Commissioner Frangella: Ask for a motion to call for the vote.

Commissioner Granier: I would like to make a motion to call for the vote tonight for this proposition. How's that?

Mr. Albert: To take action on it tonight.

Commissioner Frangella: To take action on it tonight. So nay we do not take action, yea we take action

Mr. Albert: You do not need to do any of that, you're calling for the vote yea or nay.

Commissioner Frangella: Ok, that's why I'm confused. Got it, cast your vote.

YEAS: None  
NAYS: Gordon, Petit, Granier, Richard, Dunn, Frangella, Galliano  
ABSENT: None

Commissioner Frangella: Motion fails

Ms. Stein: Mr. Chair you may want to mention this moves forward to Council for final decision on August 19<sup>th</sup> unless we hear from the applicant to withdraw.

Commissioner Frangella: Ok, it will go before the Council.

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