

The Acadia Parish Planning Commission held a regular meeting on Tuesday, October 20, 2015 at 4:30 P.M. in the Police Jury Meeting Room, Courthouse, Crowley, Louisiana with Mr. Jason Gossen presiding.

MEMBERS PRESENT:

Jason Gossen
Charles Andrus
Catherine Lacombe
Mary Richard
Joey Savoie

ABSENT:

Pat Daigle
Randall Boutte

The meeting was called to order by Mr. Jason Gossen, Chairman.

A motion was offered by Ms. Catherine Lacombe, seconded by Mr. Joey Savoie and carried, to approve the minutes of the September 15, 2015 Meeting as amended.

Mr. Karl Aucoin, Parish Engineer, reviewed the plans and preliminary application submitted for Acadiana Properties Phase II. He noted that there was an unnumbered lot between lot 18 and lot 19. He stated that the developer had wanted to sell a lot and had obtained a letter from the Police Jury stating he could sell that lot.

Mr. Richard Latiolais clarified that the letter issued by the Police Jury allowed for an address and permit to be issued to the current land owner and did not allow for the property to be sold.

Mr. Jason Gossen stated that Mr. Hillman Meche had sold three lots of land already and the lot in question would have been considered his fourth transfer and did not trigger the subdivision ordinance.

Ms. Mary Richard questioned if it should be labeled as a lot now.

Mr. Jason Gossen stated that it was not considered part of the subdivision.

Ms. Mary Richard stated that it would cause issues because if law enforcement is called out to enforce an ordinance in a subdivision and this one lot is not considered part of subdivision and the two pieces of property on both sides are considered a part of the subdivision it will be hard to police or govern.

Mr. Jason Gossen stated that he knew it would not be an ideal situation but he did not see any part of the ordinance that prevented it.

Ms. Mary Richard questioned that if they have other property owners who sell four lots and come to the Planning Commission in order to sell the fifth are the previous four lots sold considered part of the subdivision.

Mr. Jason Gossen stated that it did not necessarily always become part of the subdivision.

Ms. Mary Richard stated when a land owner sells four lots and they go to sell the fifth one it creates a subdivision and the first four are included in that. She further stated that the lot in question was included on the first preliminary plat that was approved for Acadiana Properties Phase II.

Mr. Jason Gossen stated that in theory if you sell one lot off a parcel of land and then decide you want to develop a subdivision then the first lot sold does not have to be retroactively become part of the subdivision because it did not violate the ordinance at that point.

Mr. Richard Latiolais questioned what would prevent the lot from being numbered and being part of the subdivision if it had been sold.

Mr. Karl Aucoin stated that a lot that is part of a development cannot be sold prior to final approval of the development.

Mr. Hillman Meche stated that the lot had not yet been sold and the man that wishes to purchase the lot in question asked if the lot could not be added to the subdivision once it had been approved.

Ms. Mary Richard questioned if there is someone who has sold lots of property already and then comes to the Planning Commission for approval those lots are included in the subdivision so why would this lot not be included.

Mr. Jason Gossen stated that in those cases the ordinance has been violated and in this situation the ordinance has not been violated. He further stated that his interpretation is if there is no violation yet and the land has been transferred out it is not included in the subdivision because the subdivision is a separate transaction.

Ms. Mary Richard stated that the point of the Planning Commission is for them to come prior to selling lots so that any development follows the regulations.

Mr. Jason Gossen stated that once a development is approved then the remaining land is separate from that subdivision.

Ms. Mary Richard questioned how the 911 office and the permit office would determine when a developer needs to appear before the Planning Commission if this is the case.

Mr. Karl Aucoin questioned how the lot would be addressed.

Ms. Mary Richard stated that was already an issue and would have to be readdressed once the subdivision road was built. She further stated that in the past they have had instances where developers have come to Planning Commission in order to sell their fifth lot and they were made to have the first four lots sold brought into compliance with the subdivision regulations. She questioned why this could not be the case with this lot.

Ms. Catherine Lacombe said to correct it have the lot be added to the subdivision.

Mr. Hillman Meche stated that he started with a 48 acre tract. He sold his son ten acres in one tract, one two acre tract, and then he sold another acre by itself.

Mr. Jason Gossen stated he is viewing it as if you sell three and plan on developing the rest as a subdivision there is no violation because there are only three transfers and one subdivision.

Ms. Mary Richard stated she is viewing it as if I sold one lot and I want to sell four more than I need to make it into a subdivision and include that one lot even if it has been sold.

Mr. Charles Andrus stated that the lot needs to be included in the subdivision regardless if it is the fifth transfer or not because it is a part of the land to be developed as a subdivision. He further stated that the lots need to be renumbered and the lot needs to be a part of the subdivision.

Mr. Jason Gossen stated that the lot is only the fourth transfer of land and the fifth transfer would be the subdivision so it is a separate entity and not included.

Ms. Mary Richard said a preliminary plat was already submitted including that lot so it never should have been sold to begin with.

Mr. Karl Aucoin stated that this is the second time a preliminary plat for Acadiana Properties Phase II has been submitted and the first time the preliminary plat and construction drawings had received approval with a different layout.

Mr. Jason Gossen stated that the issue is complicated because there is no road to the lot.

The man who has his mobile home out on the lot and is wishing to purchase it stated that it is possible to reach the property as it is and he was told there would be a shell road put there.

Ms. Mary Richard stated that the lot still needs to be included in the subdivision because it would be too complicated for 911 purposes and enforcement of ordinances.

Mr. Hillman Meche asked if he could sell three acre lots from the rest of the property.

Mr. Jason Gossen stated that no he could not because he had sold one lot less than three acres already and that he had no other option but to develop out the rest of the property.

A motion was offered by Ms. Mary Richard, seconded by Mr. Charles Andrus and carried, to accept the preliminary plat of Acadiana Properties Phase II contingent upon the lots being renumbered to include the unnumbered lot.

Mr. Jody Sarver, developer of J & M Mobile Home Park, stated that he had previously had his preliminary plat reviewed and addressed some of the issues from the first review. He stated that he had met with the LA DOTD office and received approval and the permit is forthcoming.

Mr. Karl Aucoin, Parish Engineer, reviewed the plans and preliminary application submitted for J & M Mobile Home Park. He noted that we have not received a letter from Mire-Branch Water Corporation indicating willingness and capacity to serve development and a concurrence letter from the Sanitarian.

Mr. Jody Sarver also discussed developing the mobile home park in phases.

Mr. Jason Gossen questioned if the mobile home park was developed in phases does it need to be indicated as such on the plat.

Mr. Karl Aucoin stated that the road must still have the cul-de-sac.

Ms. Mary Richard encouraged Mr. Jody Sarver to develop the road as indicated on the plat with the cul-de-sac and just install the sewer systems and mobile homes in phases.

A motion was offered by Mr. Charles Andrus, seconded by Ms. Catherine Lacombe and carried, to accept the preliminary plat of J & M Mobile Home Park contingent upon the receipt of a letter from Mire-Branch Water Corporation indicating willingness and capacity to serve development and a concurrence letter from the Sanitarian.

There being no further business to come before the Commission, the meeting was adjourned until the next regular meeting.

Chairman