

The Acadia Parish Planning Commission held a regular meeting on Tuesday, August 18, 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
Pat Daigle

ABSENT:

Evelyn Julian
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 July 21, 2015 Meeting as amended.

Mr. Karl Aucoin, Parish Engineer, reviewed the plans and preliminary application submitted for J & M Mobile Home Park.

Mr. Jody Sarver, developer for J & M Mobile Home Park, addressed the concerns of the Parish Engineer.

A motion was offered by Mr. Charles Andrus, seconded by Mr. Pat Daigle and carried, to require that the preliminary plans for J & M Mobile Home Park be corrected to address the issues presented by the Parish Engineer and then resubmitted to the Planning Commission.

Mr. Michael Schexnayder, Parish Road Manager, stated that although he was familiar with the flooding issues on Rue Novembre that the ditches and drainage canals in Acadia Parish area are clear and not the cause.

Mr. Hubert Hoffpauir, President of the First Ward Drainage District, stated he was familiar with the flooding issues on Rue Novembre.

Mr. Justin Lopez, First Ward Drainage District, stated that the biggest issue regarding the flooding on Rue Novembre was that the waters drained into Lafayette Parish and those gullies were blocked by beaver damns and fallen trees.

Ms. Mary Richard stated she would like to have an official record that the Police Jury was made aware of the flooding issues in the Rue Novembre area.

Mr. Jason Gossen stated that he had spoken with the President of the Police Jury and the Emergency Management Director and requested that a procedure be developed for reviewing developments that is not in a flood zone but is known to flood. His recommendation was that if a subdivision comes to the Planning Commission for approval and receives a complaint from either a local board member, a drainage board member, the road department or the public then the Police Jury would conduct a study to determine the historical watermark and determine how high the developer would need to develop above that.

Juror A. J. Broussard stated that it has been an issue before where a person believed they were not in a flood zone. He further stated that all property is located in a flood zone and that flood zones change and that he would not vote on anything that would have the Police Jury set flood zones.

Mr. Mitchell Studebaker, developer of the proposed subdivision, stated that there was an issue with localized flooding on the road and he felt that culvert sizes and blocked drainage ways were the cause of it. He further stated that he felt they had met all the requirements of the Subdivision Ordinance and should receive approval.

Ms. Donna Studebaker, resident of Rue Novembre for 24 years, stated that the location was not in a flood zone and had flooded in the past but that she was the only one who ever had flooding inside of her home. She felt that it was two separate issues when it came to flooding. First she stated that the flooding in the past was the result of exceptional rain fall. Lastly she stated that the flooding on the road is a result of poor drainage and an area on the road where it dips lower near the bridge. She further stated that they should be grandfathered in for any changes to the ordinance because they submitted prior to any changes being discussed or made.

Mr. Jason Gossen stated that he does not have a decision regarding the approval of the subdivision because he feels the ordinance does not address the issue and would like to request the Police Jury's opinion.

Mr. Charles Andrus stated that because there are no land use ordinances, the planning commission cannot tell them what they can do with their property as long as they follow regulations.

No action was taken.

Ms. Kathleen Mire questioned how will she know when this item will be put on the Police Jury agenda? She also questioned if it goes to the Police Jury and they decided that it meets the requirements and it goes back before the Planning Commission and gets preliminary approval will the developer need to submit a more detailed plat for Planning Commission approval after that? She also questioned if it would require a final vote before the Police Jury for approval in open forum? She also questioned in the event that everything is passed who will be furnishing the homes? She also expressed concern about the road width.

Mr. Richard Latiolais, Secretary-Treasurer, stated that he would give her his business card and she could call with names and addresses to be added to the mailing list and that it is also posted online. He also stated that it would go to the Planning Commission for approval on preliminary and final plats and then back to the Police Jury for final approval in open forum.

Mr. Mitch Studebaker, developer, stated that this development would furnish property only and that there would be restrictions. He stated he will provide a copy of the restrictions once he receives preliminary approval.

Mr. Glenn Credeur brought pictures showing how the ditches were developed on the property and questioned how it would affect drainage on his property.

Juror A. J. Broussard questioned the Planning Commission about an already established subdivision with drainage easements. He stated that the developer put in drainage ditches on the back side on the property and when the property was purchased those ditches were filled in by the owners. He questioned who is responsible for maintaining ditches once it has been approved and developed?

Mr. Jason Gossen stated that it was a public easement that must be maintained by Parish.

Mr. Michael Schexnider stated that the local drainage board would be responsible for maintenance of those drainage easements.

Mr. Karl Aucoin stated that there were currently no procedures for the drainage board to accept drainage easements.

Juror A. J. Broussard recommended that the ordinance be amended to include that if a ditch is designated in a subdivision then the drainage board should have easement and maintain it.

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

Chairman