

Planning & Zoning Commission
Regular Meeting
May 19, 2025
6:00 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

The Planning & Zoning Commission met on this date with Vice-Chairman Danny Lipari presiding and the following members present: Joshua Montgomery, Glynn Pellerin and Carla Davis. Absent was Barry Druilhet, Jimmy Wiley, and Jeremy Chesteen.

Mr. Montgomery pronounced the Invocation and led the Pledge of Allegiance.

Mr. Montgomery moved that the reading of the minutes of the Regular Meeting, April 21, 2025 be dispensed with and that the same be approved. Mrs. Davis seconded the motion, which carried.

Mr. Lipari read the request for Rezoning of property by St. Mary Parish Water & Sewer Commission No. 5 Represented by Mr. Lionel "Butch" Metz, President, from Existing Neighborhood (EN2) Zoned District to Light Industrial (LI) Zoned District located at 1576 Cypremort Road, Franklin, LA -Sec.5 T14S R8E; -Parcel Id# 1814921030.00 Lot Tract ABCDA Per Plat 22p 183076 Acq 22p 183076 Improvement of the Land of SMP Water & Sewer Comm No. 5 Acq 22p 183076.

Lionel "Butch" Metz appeared before the board to discuss the Rezone for the St. Mary Parish Water & Sewer Commission No. 5 from Existing Neighborhood (EN2) Zoned District to Light Industrial (LI) Zoned District.

Mr. Metz explained that they intend on building an office building on the property.

Mr. Montgomery made a motion to approve the request for a Rezoning of property by St. Mary Parish Water & Sewer Commission No. 5 Represented by Mr. Lionel "Butch" Metz, President, from Existing Neighborhood (EN2) Zoned District to Light Industrial (LI) Zoned District located at 1576 Cypremort Road, Franklin, LA -Sec.5 T14S R8E; -Parcel Id# 1814921030.00 Lot Tract ABCDA Per Plat 22p 183076 Acq 22p 183076 Improvement of the Land of SMP Water & Sewer Comm No. 5 Acq 22p 183076. Mr. Pellerin seconded the motion, which carried with the following 3-0-0-2 Roll Call Vote:

Yeas: Joshua Montgomery, Glynn Pellerin and Carla Davis

Nays: None

Abstained: None

Absent: Jimmy Wiley, and Jeremy Chesteen

Mr. Lipari read the request for a Rezoning of property by St. Mary Parish Water & Sewer Commission No. 5 Represented by Mr. Lionel "Butch" Metz, President, from Existing Neighborhood (EN2) Zoned District to Light Industrial (LI) Zoned District located at 1584 Cypremort Road, Franklin, LA -Sec.5 T14S R8E; -Parcel Id# 1814921037.00. 0.84 Ac Por Tract VIII Per Plat 22H 181576 Situated Sec 5 T14S R8E Acq 42H 265366.

Mr. Montgomery made a motion to approve the request for a Rezoning of property by St. Mary Parish Water & Sewer Commission No. 5 Represented by Mr. Lionel “Butch” Metz, President, from Existing Neighborhood (EN2) Zoned District to Light Industrial (LI) Zoned District located at 1584 Cypremort Road, Franklin, LA -Sec.5 T14S R8E; -Parcel Id# 1814921037.00. 0.84 Ac Por Tract VIII Per Plat 22H 181576 Situated Sec 5 T14S R8E Acq 42H 265366. Mr. Pellerin seconded the motion, which carried with the following 3-0-0-2 Roll Call Vote:

Yeas: Joshua Montgomery, Glynn Pellerin and Carla Davis

Nays: None

Abstained: None

Absent: Jimmy Wiley, and Jeremy Chesteen

Mr. Lipari read the request for a Preliminary & Final Subdivision/Development Approval for a Subdivision of property for St. Mary Sugar Land Company Inc. represented by Matthew Fore with Miller Engineers and Associates, Inc. in an Agricultural (AG) Zoned District located at 19207 Hwy 182 Jeanerette LA, Sec.70 T13S R8E; Parcel Id# 1875004057.00. 22.77 AC Por No 4 1/2 Mathilda Pltn part per plat 3T 45444 situated in Sec 70 T13S R8E lying South of Hwy 182 Acq. 229 309995.

Matthew Fore with Miller Engineers and Associates, Inc. appeared before the board to discuss the request for a Preliminary & Final Subdivision/Development Approval for a Subdivision of property for St. Mary Sugar Land Company Inc.

Mr. Fore explained that the reason for the request by St. Mary Sugar Land Company Inc. is so that they may sell this portion of the property.

Mr. Fore explained that the property is zoned Agricultural (AG) and does not meet the lot requirements and will be asking for a variance.

Mr. Fore explained that the land use will remain the same.

Mr. Montgomery made a motion to approve the request for a Preliminary & Final Subdivision/Development Approval for a Subdivision of property for St. Mary Sugar Land Company Inc. represented by Matthew Fore with Miller Engineers and Associates, Inc. in an Agricultural (AG) Zoned District located at 19207 Hwy 182 Jeanerette LA, Sec.70 T13S R8E; Parcel Id# 1875004057.00. 22.77 AC Por No 4 1/2 Mathilda Pltn part per plat 3T 45444 situated in Sec 70 T13S R8E lying South of Hwy 182 Acq. 229 309995. Contingent upon variance approval of the Board of Adjustments meeting. Mrs. Davis seconded the motion, which carried with the following 3-0-0-2 Roll Call Vote:

Yeas: Joshua Montgomery, Glynn Pellerin and Carla Davis

Nays: None

Abstained: None

Absent: Jimmy Wiley, and Jeremy Chesteen

Mr. Lipari read the request for a Preliminary & Final Subdivision/Development Approval for a Subdivision of property for South Louisiana Electric Cooperative Association represented by Terral Martin with Red Stick Power, LLC, in a Heavy Industrial (HI) Zoned District located on two parcels at 9351 Hwy 182 Amelia LA, Sec.42 T16S R13E; Parcel Id# 3404261005.00 Lot PTUVP Containing .74 Acre 21s 178130 and 9367 Hwy 182 Amelia LA, Sec.42 T16S R13E; Parcel Id# 3404261001.00 Tract PQRSTP Containing 1.96 Ac Per Plat 21s 178130.

Terrel Martin appeared before the board to discuss the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of property for South Louisiana Electric Cooperative Association.

Mr. Martin explained that there is an existing substation with assets that is owned by a different entity.

Mr. Martin explained that the property must be subdivided to place the property under a different name.

Mr. Martin stated that the lot size and buffer yard will not meet the requirements therefore he will be on the agenda for the Board of Adjustments asking for variances.

Mr. Martin stated that the land use will remain the same.

Mr. Montgomery made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of property for South Louisiana Electric Cooperative Association represented by Terral Martin with Red Stick Power, LLC, in a Heavy Industrial (HI) Zoned District located on two parcels at 9351 Hwy 182 Amelia LA, Sec.42 T16S R13E; Parcel Id# 3404261005.00 Lot PTUVP Containing .74 Acre 21s 178130 and 9367 Hwy 182 Amelia LA, Sec.42 T16S R13E; Parcel Id# 3404261001.00 Tract PQRSTP Containing 1.96 Ac Per Plat 21s 178130. Contingent upon variance approval of the Board of Adjustments meeting. Mrs. Davis seconded the motion, which carried with the following 3-0-0-2 Roll Call Vote:

Yeas: Joshua Montgomery, Glynn Pellerin and Carla Davis

Nays: None

Abstained: None

Absent: Jimmy Wiley, and Jeremy Chesteen

There being no further business, Mr. Montgomery moved for adjournment. Mr. Pellerin seconded the motion, which carried.

Vice-Chairman Danny Lipari
St. Mary Parish Planning and Zoning Commission