

Planning & Zoning Commission
Regular Meeting
October 20, 2025
6:00 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

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

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

Mr. Chesteen moved that the reading of the minutes of the Regular Meeting, September 15, 2025 be dispensed with and that the same be approved. Mr. Wiley seconded the motion, which carried.

Mr. Druilhet read the request for Preliminary Subdivision/Development Approval for a Subdivision of property for Dwain Mayon represented by Matthew Fore with Miller Engineers and Associates, Inc. in an Existing Neighborhood (EN3) Zoned District located at 2117 Hwy 182, Morgan City, LA-Sec.21 T15S R12E; -Parcel Id# 2984341002.00. Lot Rem 12b Clarke Bayou Vista Subd Per Plat 90 290593 Acq 44s 275988. Improvement on the land of Mayon Dwain A Acq 44s 275988. Pending approval from Board of Adjustments.

Matthew Fore with Miller Engineers and Associates, Inc. appeared before the board to discuss the request for Preliminary Subdivision/Development Approval for a Subdivision of property for Dwain Mayon.

Mr. Fore explained that this request was previously brought before the board, however it was tabled due to Mr. Mayon having inadequate space for the front properties Right of Way.

Mr. Fore stated that he spoke with Mr. Mayon and they came to an agreement to alter the Right of Way to add more space.

Mrs. Mandi Leblanc, Director of Planning and Zoning, stated that the request falls under old business and will be brought back to the board at the next meeting.

Mrs. Leblanc explained that the request could not be voted on at tonight's meeting.

Mr. Druilhet read the request for the Rezoning of property by Hope Hebert from Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 1732 Hwy 83, Franklin, LA -Sec.55 T14S R9E; -Parcel Id# 1964861034.00 - Lot 1-C Shirley Rodriguez Heirs Partition Per Plat 327 323565 Acq 346 326515.

Hope Hebert appeared before the board to discuss the request for the Rezoning of property from Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 1732 Hwy 83, Franklin, LA.

Mrs. Hebert explained that the property that she resides on has approximately one (1) acre in the rear and two (2) acres on the side.

Mrs. Hebert explained that she intends to let her grandson move a manufactured home on the property to reside in.

In reference to Mr. Montgomery's inquiry, Mrs. Hebert explained that her grandson would access the property with the Right of Way that goes through her property.

Mr. Lipari made a motion to approve the Rezoning of by Hope Hebert from Single Family Residential (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 1732 Hwy 83, Franklin, LA -Sec.55 T14S R9E; -Parcel Id# 1964861034.00 - Lot 1-C Shirley Rodriguez Heirs Partition Per Plat 327 323565 Acq 346 326515. Mr. Wiley seconded the motion, which carried with the following 6-0-0-0 Roll Call Vote:

Yeas: Danny Lipari, Jimmy Wiley, Joshua Montgomery, Jeremy Chesteen, Glynn Pellerin and Carla Davis.

Nays: None

Abstained: None

Absent: None

Mr. Druilhet read the request for the Rezoning of property by E & F Property Holdings LLC. from Existing Neighborhood (EN2) Zoned District to General Commercial (GC) Zoned District located at 21218 Hwy 182, Jeanerette, LA -Sec.41 T13S R8E; -Parcel Id# 1785101050.00 -Lot Bd Teche - Thornton - Hwy 90 - Proctor situated Sec 42 T13S R8E Acq 468 345667 and -Parcel Id# 1785101049.00 - Lot Bd Teche - Thornton - Hwy 90 - Proctor situated Sec 42 T13S R8E Acq 468 345667.

Erin Eldrige and Clint Freyou appeared before the board to discuss the request for the Rezoning of property by E & F Property Holdings LLC. from Existing Neighborhood (EN2) Zoned District to General Commercial (GC) Zoned District located at 21218 Hwy 182, Jeanerette, LA.

Mr. Freyou explained that the reason for the request is so that they may place storage buildings on the property.

Mr. Freyou stated that at one time the property was being used as commercial property.

Mr. Chesteen made a motion to approve the Rezoning of property by E & F Property Holdings LLC. from Existing Neighborhood (EN2) Zoned District to General Commercial (GC) Zoned District located at 21218 Hwy 182, Jeanerette, LA -Sec.41 T13S R8E; -Parcel Id# 1785101050.00 -Lot Bd Teche - Thornton - Hwy 90 - Proctor situated Sec 42 T13S R8E Acq 468 345667 and -Parcel Id# 1785101049.00 - Lot Bd Teche - Thornton - Hwy 90 - Proctor situated Sec 42 T13S R8E Acq 468 345667. Mr. Wiley seconded the motion, which carried with the following 5-0-1-0 Roll Call Vote:

Yeas: Danny Lipari, Jimmy Wiley, Joshua Montgomery, Jeremy Chesteen, and Carla Davis.

Nays: None

Abstained: Glynn Pellerin

Absent: None

Mr. Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of property for Beverly Rentrop by Matthew Fore with Miller Engineers and Associates, Inc. in an Agricultural (AG) Zoned District and Single Family Residential (SR) Zoned District located at 5262 Hwy 182 Patterson LA, Sec.54 T15S R11E; Parcel Id# 2684361005.00. 2.06 Ac Por 3.59 Ac Being Rem No. 1 Clarfa & Anthony Boudreaux Part Per Plat 7q 81957 Situated in Sec 54 T15S R11E Acq. 22F 181030 and Parcel Id# 2684341002.00, Sec.55 T15S R11E; 1.53 Ac Por 3.59 Ac Being Rem No. 1 Clarfa & Anthony Boudreaux Part Per Plat 7q 81957. Situated in Sec 55 T15S R11E Acq 22F 181030.

Matthew Fore with Miller Engineers and Associates, Inc, appeared before the board to discuss the request for Preliminary Subdivision/Development Approval for a Subdivision of property for Beverly Rentrop in an Agricultural (AG) Zoned District and Single Family Residential (SR) Zoned District located at 5262 Hwy 182 Patterson LA.

Mr. Fore explained that the present plat was done by another surveyor in 2010 but was never presented to the Planning and Zoning commission to be approved.

Mr. Fore explained that the Rentrop's were never informed that the subdivision was never approved or recorded.

Mr. Fore stated that Mrs. Beverly Rentrop presented him with the plat wanting to subdivide the lots between her and her sisters.

Mr. Fore stated that he thought the original plat should be approved before moving forward with Mrs. Rentrop's new subdivision request.

Mr. Fore explained that this is strictly to divide the lots so that the sisters may each have their own portion.

Luke Bienvenu appeared before the board to discuss the subdivision request.

Mr. Bienvenu explained that he is concerned that if Mrs. Rentrop subdivides her property, it will then label the surrounding area as a subdivision.

Mr. Montgomery explained that this is only a division of a piece of property, not a development.

Mr. Fore explained that the ordinance defines a subdivision as the dividing of one lot into lot multiple lots.

In reference to Mr. Lipari's inquiry, Mr. Fore stated that the purpose is so that in the future the sisters may build a home or possibly sell.

Mr. Bienvenu stated that he is against the Rentrop's rezoning the property from Agricultural (AG) to Single Family Residential (SR).

Mrs. LeBlanc explained that if the Rentrop's decided to rezone the property, they would have to come before the board and everyone within 200 ft of the property would be notified.

Mr. Wiley made a motion to approve the request for Preliminary Subdivision/Development Approval for a Subdivision of property for Beverly Rentrop by Matthew Fore with Miller Engineers and Associates, Inc. in an Agricultural (AG) Zoned District and Single Family Residential (SR) Zoned District located at 5262 Hwy 182 Patterson LA, Sec.54 T15S R11E; Parcel Id# 2684361005.00. 2.06 Ac Por 3.59 Ac Being Rem No. 1 Clarfa & Anthony Boudreaux Part Per Plat 7q 81957 Situated in Sec 54 T15S R11E Acq. 22F 181030 and Parcel Id# 2684341002.00, Sec.55 T15S R11E; 1.53 Ac Por 3.59 Ac Being Rem No. 1 Clarfa & Anthony Boudreaux Part Per Plat 7q 81957. Situated in Sec 55 T15S R11E Acq 22F 181030. Mr. Lipari seconded the motion, which carried with the following 5-1-0-0 Roll Call Vote:

Yeas: Danny Lipari, Jimmy Wiley, Joshua Montgomery, Jeremy Chesteen,
and Carla Davis.

Nays: Glynn Pellerin

Abstained: None

Absent: None

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

S/O Barry Druilhet
Chairman Barry Druilhet
St. Mary Parish Planning and Zoning Commission