

Planning & Zoning Commission
Regular Meeting
December 15, 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, and Glynn Pellerin. Absent was Carla Davis.

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

Mr. Montgomery moved that the reading of the minutes of the Regular Meeting, November 17, 2025 be dispensed with and that the same be approved. Mr. Lipari seconded the motion, which carried.

Director of Planning and Zoning, Mandi LeBlanc, announced that next month's meeting will be rescheduled from Monday, January 19, 2026, to Tuesday, January 20, 2026, in observation of Martin Luther King Holiday.

Mr. Druilhet read the request for Specific Use Request by Wilson Ferguson, Jr. represented by Wilson Ferguson, III to allow for a Church in an Agricultural (AG) Zoned District located at 1909 Chatsworth Rd., Franklin, LA 70538; Sec 62 T14S R9E; - Parcel Id# 2204701237.00 - Lot Por No 10-D Diane Luke Nugent Et Al Part Per Plat 27H 206574, DWG No. 6356-1 Situated in Sec. 62 T14S R9E, Acq. 341 325811 and Parcel Id# 2204701236.00 - Lot Por No 10-D Diane Luke Nugent Et Al Part Per Plat 27H 206574, DWG No. 6356-1, Situated in Sec. 2 T14S R9E, Acq. 344 326296.

Wilson Ferguson Jr. appeared before the board to discuss the request for Specific Use Request to allow for a Church in an Agricultural (AG) Zoned District located at 1909 Chatsworth Rd., Franklin, LA 70538. He explained that the property was purchased six (6) years ago and they intend to build a church and develop multiple buildings on the property to better the community and to offer free education to the youth.

In reference to Mr. Lipari's inquiry, Mr. Ferguson stated that there are no surrounding businesses in the area, only residential houses and vacant land.

Donald and Shelia Oliver appeared before the board in opposition to the Specific Use Request. Mrs. Oliver explained that she has a petition signed by numerous surrounding neighbors who are opposed to the Specific Use Request.

In reference to Mr. Druilhet's inquiry, Mrs. Oliver explained that no one is opposed to a church, they are opposed to having a church built in a residential area. She stated that the main concern is that it could allow other commercial entities to possibly try to develop within that residential area.

In reference to Mr. Wiley's inquiry, Mrs. Oliver explained that there are no other churches near this property.

Mr. Ferguson stated that the people who signed the petition are uneducated to what the Specific Use Request is for because Mrs. Oliver was withholding information when asking for signatures.

Mrs. Oliver explained that she was not sure what Mr. Ferguson was referring to and that everyone who resides in this area knows the reason for the request. She also stated that there is a public notice sign on the property that informs of the reason for the request.

Mrs. Oliver explained that years ago, she attended a meeting to show opposition to construction of commercial storage buildings in this area.

In reference to Mr. Druilhet's inquiry, Mrs. Oliver stated that the signatures on the petition are from residents on Chatsworth Road, South Luke Street, and Pine Street.

In reference to Mr. Lipari's inquiry, Mr. Ferguson stated that there are multiple vacant lots in this area that they would like to develop the church on. Mr. Ferguson explained that they would provide transportation to and from church for members of the congregation and they also intend to educate children in the area.

In reference to Mr. Wiley's inquiry, Mr. Ferguson stated there is a commercial airboat business and a hospital that is located near the property.

Mrs. Oliver stated that the lots in this area are zoned Agricultural, which would allow for residential structures, not for commercial businesses.

Mrs. LeBlanc explained that a Specific Use Request asks for a certain use of a piece of property. If approved, nothing else besides a church would be allowed on that property.

Mr. Lipari made a motion to approve Specific Use Request by Wilson Ferguson, Jr. represented by Wilson Ferguson, III to allow for a Church in an Agricultural (AG) Zoned District located at 1909 Chatsworth Rd., Franklin, LA 70538; Sec 62 T14S R9E; - Parcel Id# 2204701237.00 - Lot Por No 10-D Diane Luke Nugent Et Al Part Per Plat 27H 206574, DWG No. 6356-1 Situated in Sec. 62 T14S R9E, Acq. 341 325811 and Parcel Id# 2204701236.00 - Lot Por No 10-D Diane Luke Nugent Et Al Part Per Plat 27H 206574, DWG No. 6356-1 Situated in Sec. 2 T14S R9E, Acq. 344 326296. Mr. Wiley seconded the motion, which carried by the following 4-1-0-1 Roll Call Vote:

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

Nays: Glynn Pellerin

Abstained: None

Absent: Carla Davis

Mr. Druilhet read the request for Preliminary and Final Subdivision/Development Approval for a Subdivision of property for Thomas and Timothy Raphael in an Agricultural (AG) Zoned District located in Franklin, LA - Parcel Id# 1874924077.00 - 3.69 Ac Por Lot No 5A-1 Resubd. No. 5A Jules O. Bodin Est. Part. Per Plat 44H 274240; Situated in Sec. 2 T1S R8E, Acq. 438 340653 and - Parcel Id# 1874924074.00 - 19.20 Ac Por Lot No 5A-1 Resubd. No 5A Jules O. Bodin Est Part Per Plat 44H 274240; Situated in Sec. 3 T14S R8E, Acq. 438 340653.

Timothy Raphael appeared before the board to discuss the request for Preliminary and Final Subdivision/Development Approval for a Subdivision of property for Thomas and Timothy Raphael in an Agricultural (AG) Zoned District located in Franklin, LA.

Mr. Raphael explained that the properties belong to him and his brother and that they own land on the North and South side of the Highway that they are requesting to subdivide.

In reference to Mr. Lipari's inquiry, Mrs. Leblanc explained that the only issue is that the property does not have access to water utilities. Therefore, it is indicated on the plat, that if there is ever any type of development on the property, Mr. Raphael would have to go back before the board.

Jolinda Latham appeared before the board to discuss the request for Preliminary and Final Subdivision/Development Approval for a Subdivision of property for Thomas and Timothy Raphael in an Agricultural (AG) Zoned District located in Franklin, LA. She stated that the plat indicates that there is a Right of Way going through her property that she never consented to. She explained that the plat that Mr. Raphael presented was drawn up 20 years ago and according to her attorney, since the Right of Way was never utilized, it is voided.

Mrs. LeBlanc stated that she would have to seek advice from legal counsel relative to whether there is a time frame that would void the Right of Way, if it was not used.

Mrs. Latham stated there is a headland that could be used as a Right of Way coming from Highway 90 and it does not cross any Agricultural (AG) land.

Mrs. LeBlanc explained that the headland was created for the farmers and is located on Agricultural (AG) land.

Mrs. Latham stated that the Right of Way that she is referring to was once a road that was maintained by the parish. It cuts through Mr. Raphael's property and goes North to the service road near Highway 90.

Mr. Raphael explained that in 2001, before Mrs. Latham's inherited the property, her father signed the documents agreeing to the Right of Way so that Mr. Raphael would have access to his property. He stated that there was never a recorded plat indicating that the Right of Way was removed.

Mr. Montgomery made a motion to table Preliminary and Final Subdivision/Development Approval for a Subdivision of property for Thomas and Timothy Raphael in an Agricultural (AG) Zoned District located in Franklin, LA - Parcel Id# 1874924077.00 - 3.69 Ac Por Lot No 5A-1 Resubd. No. 5A Jules O. Bodin Est. Part. Per Plat 44H 274240; Situated in Sec. 2 T1S R8E, Acq. 438 340653 and - Parcel Id# 1874924074.00 - 19.20 Ac Por Lot No 5A-1 Resubd. No 5A Jules O. Bodin Est Part Per Plat 44H 274240; Situated in Sec. 3 T14S R8E, Acq. 438 340653, pending legal advice. Mr. Wiley seconded the motion, which carried by the following 5-0-0-1 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Carla Davis

Mr. Druilhet read the request for Preliminary and Final Subdivision/Development Approval for a Subdivision of property for Thomas and Timothy Raphael in an Agricultural (AG) Zoned District located in Franklin, LA - Parcel Id# 1874924064.00 - 9.38 Ac Por tract being lot 5B Jules O. Bodin

Est. part. being Por lot 5 Sec 2 T14S R8E; Acq. 438 340653 and Parcel Id# 1874924093.00 - 2.46 Ac Por tract being lot 5B Jules O. Bodin Est. part. Acq. 438 340653.

Timothy Raphael appeared before the board to discuss the request for Preliminary and Final Subdivision/Development Approval for a Subdivision of property for Thomas and Timothy Raphael in an Agricultural (AG) Zoned District located in Franklin, LA.

In reference to Mr. Lipari's inquiry, Mr. Raphael stated that there was no opposition from the surrounding neighbors and the property does have access from Frontage Road.

Mr. Lipari made a motion to approve Preliminary and Final Subdivision/Development Approval for a Subdivision of property for Thomas and Timothy Raphael in an Agricultural (AG) Zoned District located in Franklin, LA - Parcel Id# 1874924064.00 - 9.38 Ac Por tract being lot 5B Jules O. Bodin Est. part. being Por lot 5 Sec 2 T14S R8E; Acq. 438 340653 and Parcel Id# 1874924093.00 - 2.46 Ac Por tract being lot 5B Jules O. Bodin Est. part. Acq. 438 340653. Mr. Montgomery seconded the motion, which carried by the following 5-0-0-1 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Carla Davis

Mr. Druilhet read the request for a Specific Use Request by Bryan Rock represented by Kaitlyn Rock to place Livestock (chickens and a rooster) in an Existing Neighborhood (EN2) Zoned District located at 136 Mercury Rd., Morgan City, LA 70380; Sec 15 T15S R16E; - Parcel Id# 2984301055.00 – Lot 12-L Clarke Bayou Vista Subd. Acq. 136 297169.

Kaitlyn Rock appeared before the board to discuss a Specific Use Request by Bryan Rock represented by Kaitlyn Rock to place Livestock (chickens and a rooster) in an Existing Neighborhood (EN2) Zoned District located at 136 Mercury Rd, Morgan City, LA. She stated that she has had eight (8) chickens on the property for over a year and this is the first complaint she has received. She also stated that she has an occupational license and currently makes pepper jelly, jams, and salsa and intends to start pickling eggs, which is the reason for the chickens. She explained that the chicken coop is completely enclosed and the rooster wears a no crow collar.

Mrs. LeBlanc explained that her office received a complaint regarding Mrs. Rock having a rooster and complained of the odor coming from the property. Mrs. Rock was contacted and given the option to apply for a Specific Use or remove the livestock from the property.

In reference to Mr. Pellerin's inquiry, Mrs. LeBlanc stated that she had not received any other complaints from surrounding neighbors.

Mr. Lipari made a motion to approve the Specific Use Request by Bryan Rock represented by Kaitlyn Rock to place Livestock (chickens and a rooster) in an Existing Neighborhood (EN2) Zoned District located at 136 Mercury Rd., Morgan City, LA 70380; Sec 15 T15S R16E; - Parcel Id# 2984301055.00 – Lot 12-L Clarke Bayou Vista Subd. Acq. 136 297169. Mr. Wiley seconded the motion, which carried by the following 5-0-0-1 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Carla Davis

Mr. Druilhet read the request for Preliminary and Final Subdivision/Development Approval for a Subdivision of property for Chester Verret, III in an Agricultural (AG) Zoned District located at 10838 Hwy. 87, Jeanerette, LA-Sec.56 T13S R8E; -Parcel Id# 1875084104.00. 6.27 AC Por No. 1 Sorrel Pltn. Subd. being Por 6.67 AC Tract Z-Y-CC-AA-Z Per Plat 379 331686, Acq. 379 331688 and 10814 Hwy. 87, Jeanerette, LA-Sec.56 T13S R8E;-Parcel Id# 1875084103.00, 0.40 AC Por No. 2 Sorrel Pltn. Subd. being Por 6.67, AC Tract Z-Y-Cc-AA-Z Per Plat 379 331686; Acq. 379 331688.

Betty Joe Verret appeared before the board to discuss the request for Preliminary and Final Subdivision/Development Approval for a Subdivision of property for Chester Verret, III in an Agricultural (AG) Zoned District located at 10838 Hwy. 87, Jeanerette, LA. She explained that they intend to sell a portion of their property to a family member who will reside there.

Mr. Montgomery made a motion to approve Preliminary and Final Subdivision/Development Approval for a Subdivision of property for Chester Verret, III in an Agricultural (AG) Zoned District located at 10838 Hwy. 87, Jeanerette, LA-Sec.56 T13S R8E; -Parcel Id# 1875084104.00. 6.27 AC Por No. 1 Sorrel Pltn. Subd. being Por 6.67 AC Tract Z-Y-CC-AA-Z Per Plat 379 331686, Acq. 379 331688 and 10814 Hwy. 87, Jeanerette, LA-Sec.56 T13S R8E;-Parcel Id# 1875084103.00, 0.40 AC Por No. 2 Sorrel Pltn. Subd. being Por 6.67, AC Tract Z-Y-Cc-AA-Z Per Plat 379 331686; Acq. 379 331688. Mr. Wiley seconded the motion, which carried by the following 5-0-0-1 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: Carla Davis

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

S/O Barry Druilhet

Chairman Barry Druilhet

St. Mary Parish Planning and Zoning Commission

