

Planning & Zoning Commission
Regular Meeting
January 20, 2026
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, Melissa Darden and Carla Davis. Absent were Joshua Montgomery and Jeremy Chesteen.

Mrs. Davis pronounced the Invocation and led the Pledge of Allegiance.

Nominations were open for Chairman and Vice Chairman of the Planning and Zoning Commission.

Nomination for Chairman for the Planning and Zoning Commission was accepted by Mr. Barry Druilhet. Mr. Wiley moved that Mr. Barry Druilhet be nominated as Chairman for the Planning and Zoning Commission for the year 2026. Mrs. Darden seconded the motion which carried by the following 4-0-0-2 Roll Call Vote:

Yeas: Danny Lipari, Jimmy Wiley, Melissa Darden and Carla Davis

Nays: None

Abstained: None

Absent: Joshua Montgomery and Jeremy Chesteen

Nomination for Vice Chairman for the Planning and Zoning Commission was accepted by Mr. Danny Lipari. Mr. Wiley moved that Mr. Danny Lipari be nominated as Vice Chairman for the Planning and Zoning Commission for the year 2026. Mrs. Darden seconded the motion which carried by the following 4-0-0-2 Roll Call Vote:

Yeas: Barry Druilhet, Jimmy Wiley, Melissa Darden and Carla Davis

Nays: None

Abstained: None

Absent: Joshua Montgomery and Jeremy Chesteen

Nominations were closed for the Chairman and Vice Chairman of the Planning and Zoning Commission.

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

Director of Planning and Zoning, Mandi LeBlanc, introduced Mrs. Melissa Darden as the newest member of the Planning and Zoning Commission.

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 item was tabled at the last meeting so that legal council could give a recommendation on how to handle the situation.

Mr. Raphael stated that he had court records verifying a right of passage.

Mandi LeBlanc, Director of Planning and Zoning, explained that she had been advised that since the concerns were coming from Ms. Jolinda Latham, she would have to reach out to her legal advisor.

Ryan Baudry 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. Baudry stated that he was Ms. Jolinda Latham's legal council and was there to represent her.

Mr. Baudry explained that there are too many legal questions that should be answered by the court.

Mr. Baudry explained that years later, lot five (5) was divided and there is no mention of a right of passage and since there was never anything established, you must look at the intent of the parties and they are all deceased.

Mr. Baudry stated that since there is no indication of a right of passage, these questions would need to be answered in the court room.

In reference to Mrs. Darden's inquiry, Mr. Baudry explained that there were two partitions that were done. The original was divided into seven (7) lots and there was a 25 ft. right of passage that was set up for the lots. In 2001 when the new partition was done, there is no mention of a right of passage.

Mrs. Davis stated that this may be a civil issue and the two parties should seek legal advice.

Mr. Raphael stated that Ms. Jolinda inherited her land based on the original plat, which shows the right of passage.

Mr. Wiley made a motion to table 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. Mrs. Darden seconded the motion, which carried by the following 4-0-0-2 Roll Call Vote:

Yeas: Danny Lipari, Jimmy Wiley, Melissa Darden and Carla Davis

Nays: None

Abstained: None

Absent: Joshua Montgomery and Jeremy Chesteen

Mr. Druilhet explained that once the two parties seek legal advice, the request could then be placed back on the agenda.

Mr. Druilhet read the request for a Specific Use Request for Freddie DeCourt for an RV in a Single Family Residential (SR) Zoned District located at 3411 HWY 319, Cypremort Point, LA; Sec.20 T15S R6E; -Parcel# 1034364295.00 -Lot Por No 68-C Moresi Estates Part 9 Per Plat 96 291386 lying South of Hwy 319 Acq. 422 338186.

Freddie DeCourt appeared before the board to discuss the request for a Specific Use for an RV in a Single Family Residential (SR) Zoned District located at 3411 HWY 319, Cypremort Point, LA.

In reference to Mr. Druilhet's inquiry, Mr. DeCourt stated that all the requirements were completed and there was no opposition from the surrounding neighbors.

In reference to Mr. Lipari's inquiry, Mr. DeCourt explained that there are multiple RVs in the area.

Mr. Wiley made a motion to approve the request for a Specific Use Request for Freddie DeCourt for an RV in a Single Family Residential (SR) Zoned District located at 3411 HWY 319, Cypremort Point, LA; Sec.20 T15S R6E; -Parcel# 1034364295.00 -Lot Por No 68-C Moresi Estates Part 9 Per Plat 96 291386 lying South of Hwy 319 Acq. 422 338186. Mr. Lipari seconded the motion, which carried by the following 4-0-0-2 Roll Call Vote:

Yeas: Danny Lipari, Jimmy Wiley, Melissa Darden and Carla Davis

Nays: None

Abstained: None

Absent: Joshua Montgomery and Jeremy Chesteen

Mr. Druilhet read the request for Rezoning of property by Donna Rogers represented by Kenneth Perry, Jr. from Neighborhood Commercial (NC) Zoned District to General Commercial (GC) Zoned District to allow for the distribution and consumption of alcohol on the premises located at 1698 Iberia St., Franklin, LA -Sec.62 T14S R9E; -Parcel Id# 2204701197.00 - Lot Tract A-B-C-I-A Per Plat 24M 192689 Acq 449 342553.

Kenneth Perry appeared before the board to discuss the request for Rezoning of property by Donna Rogers represented by Kenneth Perry, Jr. from Neighborhood Commercial (NC) Zoned District to General Commercial (GC) Zoned District to allow for the distribution and consumption of alcohol on the premises located at 1698 Iberia St., Franklin, LA.

Mr. Perry explained that for the passed few years, he has been selling crawfish and snowballs on the property, and he would now like to expand to have seating so that customers may eat on the premises.

Mr. Perry stated that the property was previously rezoned to Neighborhood Commercial so that he would meet the requirements to be able to run a business on the property.

Mr. Perry explained that the rezone request is so that he would be able to sell alcohol on the premises.

In reference to Mr. Wiley's inquiry, Mr. Perry explained that it would not be an actual building, he intends to have a covered seating area.

In reference to Mr. Druilhet's inquiry, Mr. Perry stated that there would be tables and chairs set up outside for the customers.

In reference to Mr. Lipari's inquiry, Mr. Perry stated that he would sell beer and wine and intends to have live bands and possibly whiskey tastings on some nights.

Mr. Perry explained that he spoke to surrounding neighbors and they did not have any opposition.

Sheila Oliver appeared before the board to discuss the rezone request for Kenneth Perry.

Mrs. Oliver stated that she is a resident of the area and she has a petition from surrounding neighbors in opposition of the request.

In reference to Mr. Lipari's inquiry, Mrs. Oliver stated that she lives off Chatsworth Rd. and that all the names on the petition live in the surrounding neighborhood.

In reference to Mr. Wiley's inquiry, Mr. Perry explained that the property is currently zoned commercial, he just cannot sell alcohol under the restrictions that fall under Neighborhood Commercial.

Mr. Perry stated that the closes resident is across the street from his property.

Mrs. Davis questioned if the neighbors were against the selling of alcohol or having live bands on the property.

In reference to Mrs. Darden's inquiry, Mr. Perry stated that when he originally rezoned the property, there was no intent to sell alcohol and was advised that Neighborhood Commercial would fit his needs at the time.

Mr. Perry explained that no structures can ever be built on the property due to the canal that is on side of the property being used for the flood gates.

Mr. Perry explained that he also caterer's private events and must obtain a temporary liquor license and that he holds proper insurance.

Michael Michele appeared before the board in opposition to the rezone request. He stated that he lives on Chatsworth Rd. near Mr. Perry's property.

Mr. Lipari made a motion to approve the Rezoning of property by Donna Rogers represented by Kenneth Perry, Jr. from Neighborhood Commercial (NC) Zoned District to General Commercial (GC) Zoned District to allow for the distribution and consumption of alcohol on the premises located at 1698 Iberia St., Franklin, LA -Sec.62 T14S R9E; -Parcel Id# 2204701197.00 - Lot Tract A-B-C-I-A Per Plat 24M 192689 Acq 449 342553. Mr. Wiley seconded the motion, which carried by the following 1-3-0-2 Roll Call Vote:

Yeas: Jimmy Wiley

Nays: Danny Lipari, Melissa Darden and Carla Davis

Abstained: None

Absent: Joshua Montgomery and Jeremy Chesteen

Mrs. Davis and Mrs. Darden both stated that they would like to do research on what is allowed in General Commercial vs. Neighborhood Commercial.

Mr. Druilhet read the request for a Preliminary & Final Subdivision/Development Approval for a Subdivision of property for the Succession of Kerry and Charlotte Landry to be acquired by Corey Landry in an Agricultural (AG) Zoned District (Pending Board of Adjustments approval) located at 190 Fortier Rd Jeanerette LA, Sec.34 T13S R8E; Parcel Id# 1754924076.00 23.95 Ac por tract No. 3 George Landry Est part being por 26.45 ac tract BIJKLMNQPQRSDCB per plat 429 339285 situated in Sec 34 T13S R8E Acq 429 339285.

Corey Landry appeared before the board to discuss the request for a Preliminary & Final Subdivision/Development Approval for a Subdivision of property for the Succession of Kerry and Charlotte Landry to be acquired by Corey Landry in an Agricultural (AG) Zoned District (Pending Board of Adjustments approval) located at 190 Fortier Rd Jeanerette LA.

Mr. Landry explained that he currently owns the front section and the reason for the subdivision is so that he can extend his yard.

Mr. Lipari made a motion to approve the Preliminary & Final Subdivision/Development Approval for a Subdivision of property for the Succession of Kerry and Charlotte Landry to be acquired by Corey Landry in an Agricultural (AG) Zoned District (Pending Board of Adjustments approval) located at 190 Fortier Rd Jeanerette LA, Sec.34 T13S R8E; Parcel Id# 1754924076.00 23.95 Ac por tract No. 3 George Landry Est part being por 26.45 ac tract BIJKLMNQPQRSDCB per plat 429 339285 situated in Sec 34 T13S R8E Acq 429 339285. Mr. Wiley seconded the motion, which carried by the following 4-0-0-2 Roll Call Vote:

Yeas: Danny Lipari, Jimmy Wiley, Melissa Darden and Carla Davis

Nays: None

Abstained: None

Absent: Joshua Montgomery and Jeremy Chesteen

Mr. Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of property for Domino Estates in a Heavy Industrial (HI) Zoned District located at 6959 Hwy 182 Morgan City, LA 70380 Sec.42 T16S R13E; Parcel Id# 3434241012.00. 837 AC being por of 40.00 AC R R – Rhodes – Boeuf – R R situated in Sec 42 T16S R13E, 160.37 AC R R – Ditch – Boeuf – Rhodes, less separate assessments designated as leased lots, Acq 27 208939. 9681 Hwy 182, Morgan City, LA 70380, Sec. 42 T16S R13E; Parcel ID# 3434241035.00. 2.00 Ac tract being that por of property designated as DE-112 situated in Sec 42 T16S R13E, lying south of railroad and north of Hwy 90, also being further described as por of 122.00 Ac being a por of the following: Lot bd Alexander – Jeanerette Lumber & Shg Co – Alexander – Domino Lot bd SPRR – Domino – Greenwood – Domino Lot bd Hwy 90 – Domino – Domino – Domino 40.00 Ac bd R R – Rhodes – Boeuf – R R 160.37 Ac bd R R – Ditch – Boeuf – Rhodes less separate assessments designated as leased lots, Acq 27U 208939.

-Parcel ID# 3434241034.00. 1.26 Ac tract being that por of property designated as DE-113 situated in Sec 42 T16S R13E, lying south of railroad and north of Hwy 90, also being further described as por of 122.00 Ac being a por of the following: Lot bd Alexander – Jeanerette Lumber & Shg Co – Alexander – Domino Lot bd SPRR – Domino – Greenwood – Domino Lot bd Hwy 90 – Domino – Domino – Domino 40.00 Ac bd R R – Rhodes – Boeuf – R R 160.37 Ac bd R R – Ditch – Boeuf – Rhodes less separate assessments designated as leased lots, Acq 27U 208939.-

9651 Hwy 182, Morgan City, LA 70380, Sec. 42 T16S R13E; Parcel ID# 3434241011.00. 1.18 Ac being por of 40.00 Ac R R – Rhodes – Boeuf – R R situated in Sec 42 T16S R13E, 160.37 Ac R R – Ditch – Boeuf – Rhodes, less separate assessment designated as leased lots, Acq 27U 208939. Improvement on the land of Domino Estates et al, DE-7, Acq 27U 208939.

-Parcel ID# 3434241022.00. 0.574 Ac being por of 40.00 Ac R R – Rhodes – Boeuf – R R situated in Sec 42 T16S R13E, 160.37 Ac R R – Ditch – Boeuf – Rhodes, less separate assessments designated as leased lots, Acq 27U 208939.

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9625 Hwy 182, Morgan City, LA 70380, Sec. 42 T16S R13E; Parcel ID# 3434241015.00. 0.879 Ac being por of 40.00 Ac bd R R – Rhodes – Boeuf – R R situated in Sec 42 T16S R13E, 160.37 Ac bd R R – Ditch – Boeuf – Rhodes, less separate assessments designated as leased lots, Acq 27U 208939.

9730 Hwy 182, Morgan City, LA 70380, Sec. 42 T16S R13E; Parcel ID# 3434241033.00. 0.41 Ac being por of 40.00 Ac bd R R – Rhodes – Boeuf – R R situated in Sec 42 T16S R13E, 160.37 Ac bd R R – Ditch – Boeuf – Rhodes, less separate assessments designated as leased lots, Acq 27U 208939.

9622 Hwy 182, Morgan City, LA 70380, Sec. 42 T16S R13E; Parcel ID# 3434241002.00. 5.83 Ac tract being that por of property designated as DE-3 situated in Sec 42 T16S R13E, lying south of Hwy 90 and west of Lot DE-4, also being further described as por of 122.00 Ac being a portion of the following: Lot Alexander – Jeanerette Lumber & Shg Co – Alexander – Domin Lot SPRR – Domino – Greenwood – Domino Lot Hwy 90 – Domino – Domino – Domino 40.00 Ac R R – Rhodes – Boeuf – R R 160.37 Ac R R – Ditch – Boeuf – Rhodes less separate assessments designated as leased lots, Acq 27U.

9628 Hwy 182, Morgan City, LA 70380, Sec. 42 T16S R13E; Parcel ID# 3434241003.00. 2.945 Ac being por of 40.00 Ac R R – Rhodes – Boeuf – R R situated in Sec 42 T16S R13E, 160.37 Ac R R – Ditch – Boeuf – Rhodes, less separate assessments designated as leased lots, Acq 27U 208939.

Gregary Plaisance appeared before the board to discuss the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of property for Domino Estates in a Heavy Industrial (HI) Zoned District located at 6959 Hwy 182 Morgan City, LA.

Mr. Plaisance stated he is a surveyor with GIS Engineering, and he is there to represent Domino Estates.

Mr. Plaisance explained that the request is so that they can straighten out the existing property lines.

Mr. Lipari made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of property for Domino Estates in a Heavy Industrial (HI) Zoned District located at 6959 Hwy 182 Morgan City, LA 70380 Sec.42 T16S R13E; Parcel Id# 3434241012.00. 837 AC being por of 40.00 AC R R – Rhodes – Boeuf – R R situated in Sec 42 T16S R13E, 160.37 AC R R – Ditch – Boeuf – Rhodes, less separate assessments designated as leased lots, Acq 27 208939.

9681 Hwy 182, Morgan City, LA 70380, Sec. 42 T16S R13E; Parcel ID# 3434241035.00. 2.00 Ac tract being that por of property designated as DE-112 situated in Sec 42 T16S R13E, lying south of railroad and north of Hwy 90, also being further described as por of 122.00 Ac being a por of the following: Lot bd Alexander – Jeanerette Lumber & Shg Co – Alexander – Domino Lot bd SPRR – Domino – Greenwood – Domino Lot bd Hwy 90 – Domino – Domino – Domino 40.00 Ac bd R R – Rhodes – Boeuf – R R 160.37 Ac bd R R – Ditch – Boeuf – Rhodes less separate assessments designated as leased lots, Acq 27U 208939.

-Parcel ID# 3434241034.00. 1.26 Ac tract being that por of property designated as DE-113 situated in Sec 42 T16S R13E, lying south of railroad and north of Hwy 90, also being further described as por of 122.00 Ac being a por of the following: Lot bd Alexander – Jeanerette Lumber & Shg Co – Alexander – Domino Lot bd SPRR – Domino – Greenwood – Domino Lot bd Hwy 90 – Domino – Domino – Domino 40.00 Ac bd R R – Rhodes – Boeuf – R R 160.37 Ac bd R R – Ditch – Boeuf – Rhodes less separate assessments designated as leased lots, Acq 27U 208939.-

9651 Hwy 182, Morgan City, LA 70380, Sec. 42 T16S R13E; Parcel ID# 3434241011.00. 1.18 Ac being por of 40.00 Ac R R – Rhodes – Boeuf – R R situated in Sec 42 T16S R13E, 160.37 Ac R R – Ditch – Boeuf – Rhodes, less separate assessment designated as leased lots, Acq 27U 208939. Improvement on the land of Domino Estates et al, DE-7, Acq 27U 208939.

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– Domino – Greenwood – Domino Lot Hwy 90 – Domino – Domino – Domino 40.00 Ac R R – Rhodes – Boeuf – R R 160.37 Ac R R – Ditch – Boeuf – Rhodes less separate assessments designated as leased lots, Acq 27U.

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Yeas: Danny Lipari, Jimmy Wiley, Melissa Darden and Carla Davis

Nays: None

Abstained: None

Absent: Joshua Montgomery and Jeremy Chesteen

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

S/O Barry Druilhet

Chairman Barry Druilhet

St. Mary Parish Planning and Zoning Commission

