

Planning & Zoning Commission
Regular Meeting
February 23, 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, Joshua Montgomery, Jeremy Chesteen, Melissa Darden, and Carla Davis. Absent was Jimmy Wiley.

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

Mr. Montgomery moved that the reading of the minutes of the Regular Meeting, January 20, 2026 be dispensed with and that the same be approved. Mr. Chesteen seconded the motion, which carried.

Mr. Druilhet read the Specific Use Request by 4C Christian Committing the Community to Christ represented by Betty J. Tillman for a Church and Accessory Facilities in an Existing Neighborhood (EN2) Zoned District located at 1560 Cypremort Rd., Jeanerette, LA 70544, - Sec 5 T14S R8E; - Parcel Id# 1814901090.00 - Lot 2 Lockett Subd. per Plat 44A 273250 Acq. Inc 69 10766, - Parcel Id# 1814901055.00 - Lot 3 Lockett Subd. per Plat 374 330929 Acq. 374 330930, and 1564 Cypremort Rd., Jeanerette, LA 70544, - Parcel Id# 1814901089.00 - Lot 1 Lockett Subd. per Plat 44A 273250 Acq. 216 308287.

Betty Tillman appeared before the board to discuss the Specific Use Request by 4C Christian Committing the Community to Christ in an Existing Neighborhood (EN2) Zoned District located at 1560 Cypremort Rd., Jeanerette, LA 70544. She explained that the existing church is grandfathered in. However, to expand and build any accessory structures they must ask for a Specific Use.

In reference to Mr. Druilhet's inquiry, Mrs. Tillman stated that they intend to build a facility to offer church activities such as drug programs, mother daughter relationship club, and bingo for the community.

Director of Planning and Zoning, Mandi Leblanc explained that the existing church was placed on the property before zoning requirements went into effect and that a Specific Use needs to be granted to allow any accessory structures on the property.

Mr. Lipari made a motion to approve the Specific Use Request by 4C Christian Committing the Community to Christ represented by Betty J. Tillman for a Church and Accessory Facilities in an Existing Neighborhood (EN2) Zoned District located at 1560 Cypremort Rd., Jeanerette, LA 70544, - Sec 5 T14S R8E; - Parcel Id# 1814901090.00 - Lot 2 Lockett Subd. per Plat 44A 273250 Acq. Inc 69 10766, - Parcel Id# 1814901055.00 - Lot 3 Lockett Subd. per Plat 374 330929 Acq. 374 330930, and 1564 Cypremort Rd., Jeanerette, LA 70544, - Parcel Id# 1814901089.00 - Lot 1 Lockett Subd. per Plat 44A 273250 Acq. 216 308287. Mr. Chesteen seconded the motion, which carried by the following 5-0-0-1 Roll Call Vote:

Yeas: Danny Lipari, Joshua Montgomery, Jeremy Chesteen, Melissa Darden, and Carla Davis

Nays: None

Abstained: None

Absent: Jimmy Wiley

Mr. Druilhet read the request for the Rezoning of Southern portion of Columbus Ave. by St. Mary Parish Government from General Commercial (GC) Zoned District to Single Family Residential (SR) Zoned District for zoning to reflect land use located at 1204 Columbus Ave., Morgan City, LA 70380, - Sec 14 T16S R12E; - Parcel Id# 3014301091.00 - Lot 20 Bayou Vista Park Subd. Blk 11 Acq. 359 328658; 1210 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301092.00 - Lot Tract B-C-H-A-B Per plat 14L 130632 Being The Remainder Of Lot 19 Bayou Vista Park Blk 11 Acq. 458 344150; 1208 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301093.00 - Lot East 30 Ft No 19 Bayou Vista Park Subd. Blk 11 Being Por Tract CDGHC Per plat 14L 130632 Acq. 469 345773, - Parcel Id# 3014301094.00 - Lot West 35 Ft No 18 Bayou Vista Park Subd. Blk 11 Being Por Tract CDGHC per Plat 14L 130632 Acq. 469 345773; 1220 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301095.00 - Lot East 40 Ft No 18 Bayou Vista Park Subd. Blk 11 Acq. 453 343240, - Parcel Id# 3014301096.00 - Lot West 25 Ft No 17 Bayou Vista Park Subd. Blk 11 Acq. 453 343240; 1224 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301097.00 - Lot East 50 Ft No 17 Bayou Vista Park Subd. Blk 11 Acq. 42X 268179, - Parcel Id# 3014301098.00 - Lot West 15 Ft No 16 Bayou Vista Park Subd. Blk 11 Acq. 42X 268179; 1230 Columbus Ave., Morgan City, LA 70380, - Parcel Id # 3014301099.00 - Lot East 60 Ft No 16 Bayou Vista Park Subd. Blk 11 Acq. 44H 274231 Improvement Improvement On The Land Of Beadle Michael Paul Acq. 44H 274231, - Parcel Id# 3014301100.00 - Lot West 5 Ft No 15 Bayou Vista Park Subd. Blk 11 Acq. 44H 274231; 1236 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301101.00 - Lot Center 65 Ft No 15 Bayou Vista Park Subd. Blk 11 Acq. 45T 280699; 1240 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301102.00 - Lot East 5 Ft No 15 Bayou Vista Park Subd. Blk 11 Acq. 36G 242583, - Parcel Id# 3014301103.00 - Lot West 60 Ft No 14 Bayou Vista Park Subd. Blk 11 Acq. 449 342574; 1244 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301104.00 - Lot East 15 Ft No 14 Bayou Vista Park Subd. Blk 11 Acq. 184 303639, - Parcel Id# 3014301105.00 - Lot West 50 Ft No. 13 Bayou Vista Park Subd. Blk 11 Acq. 184 303639; 1252 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301106.00 - Lot East 25 Ft No. 13 Bayou Vista Park Subd. Blk 11 Acq. 45J 278793, - Parcel Id# 3014301107.00 - Lot West 40 Ft No. 12 Bayou Vista Park Subd. Blk 11 Acq. 45J 278793; 1256 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301108.00 - Lot East 35 Ft No. 12 Bayou Vista Park Subd. Blk 11 Acq. 264 314816, - Parcel Id# 3014301109.00 - Lot West 30 Ft No. 11 Bayou Vista Park Subd. Blk 11 Acq. 264 314816; 1260 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301110.00 - Lot East 45 Ft No. 11 Bayou Vista Park Subd. Blk 11 Acq. 260 314181, - Parcel Id# 3014301111.00 - Lot West 20 Ft No. 10 Bayou Vista Park Subd. Blk 11 Acq. 260 314181; 1264 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301112.00 - Lot East 55 Ft No. 10 Bayou Vista Park Subd. Blk 11 Acq. 23V 189470, - Parcel Id# 3014301113.00 - Lot West 10 Ft No. 9 Bayou Vista Park Subd. Blk 11 Acq. 23V 189470; 1270 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301114.00 - Lot East 65 Ft No. 9 Bayou Vista Park Subd. Blk 11 Acq. 443 341533; and 1104 Southeast Blvd., Morgan City, LA 70380, - Parcel Id# 3014301115.00 - Lot 1 Bayou Vista Park Subd. Blk 11 Acq. 28L 213527, - Parcel Id# 3014301116.00 - Lot North 55.05 No. 2 Bayou Vista Park Subd. Blk 11 Acq. 28L 213527.

Mandi LeBlanc stated that it was brought to her attention that the property should have been zoned Single Family Residential (SR) when a Columbus Avenue resident applied for a permit to place a storage building on their property.

Gwendolyn Hidalgo, District No. 10 At-Large Parish Council Member, appeared before the board to discuss the Rezoning request of the Southern portion of Columbus Ave. from General Commercial (GC) Zoned District to Single Family Residential (SR) Zoned District. She stated that she received inquiries from citizens concerning the Rezone request but there was no opposition.

Mr. Chesteen made a motion to approve the Rezoning of Southern portion of Columbus Ave. by St. Mary Parish Government from General Commercial (GC) Zoned District to Single Family Residential (SR) Zoned District for zoning to reflect land use located at 1204 Columbus Ave., Morgan City, LA 70380, - Sec 14 T16S R12E; - Parcel Id# 3014301091.00 - Lot 20 Bayou Vista Park Subd. Blk 11 Acq. 359 328658; 1210 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301092.00 - Lot Tract B-C-H-A-B Per plat 14L 130632 Being The Remainder Of Lot 19 Bayou Vista Park Blk 11 Acq. 458 344150; 1208 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301093.00 - Lot East 30 Ft No 19 Bayou Vista Park Subd. Blk 11 Being Por Tract CDGHC Per plat 14L 130632 Acq. 469 345773, - Parcel Id# 3014301094.00 - Lot West 35 Ft No 18 Bayou Vista Park Subd. Blk 11 Being Por Tract CDGHC per Plat 14L 130632 Acq. 469 345773; 1220 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301095.00 - Lot East 40 Ft No 18 Bayou Vista Park Subd. Blk 11 Acq. 453 343240, - Parcel Id# 3014301096.00 - Lot West 25 Ft No 17 Bayou Vista Park Subd. Blk 11 Acq. 453 343240; 1224 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301097.00 - Lot East 50 Ft No 17 Bayou Vista Park Subd. Blk 11 Acq. 42X 268179, - Parcel Id# 3014301098.00 - Lot West 15 Ft No 16 Bayou Vista Park Subd. Blk 11 Acq. 42X 268179; 1230 Columbus Ave., Morgan City, LA 70380, - Parcel Id # 3014301099.00 - Lot East 60 Ft No 16 Bayou Vista Park Subd. Blk 11 Acq. 44H 274231 Improvement Improvement On The Land Of Beadle Michael Paul Acq. 44H 274231,- Parcel Id# 3014301100.00 - Lot West 5 Ft No 15 Bayou Vista Park Subd. Blk 11 Acq. 44H 274231; 1236 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301101.00 - Lot Center 65 Ft No 15 Bayou Vista Park Subd. Blk 11 Acq. 45T 280699; 1240 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301102.00 - Lot East 5 Ft No 15 Bayou Vista Park Subd. Blk 11 Acq. 36G 242583, - Parcel Id# 3014301103.00 - Lot West 60 Ft No 14 Bayou Vista Park Subd. Blk 11 Acq. 449 342574; 1244 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301104.00 - Lot East 15 Ft No 14 Bayou Vista Park Subd. Blk 11 Acq. 184 303639, - Parcel Id# 3014301105.00 - Lot West 50 Ft No. 13 Bayou Vista Park Subd. Blk 11 Acq. 184 303639; 1252 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301106.00 - Lot East 25 Ft No. 13 Bayou Vista Park Subd. Blk 11 Acq. 45J 278793, - Parcel Id# 3014301107.00 - Lot West 40 Ft No. 12 Bayou Vista Park Subd. Blk 11 Acq. 45J 278793; 1256 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301108.00 - Lot East 35 Ft No. 12 Bayou Vista Park Subd. Blk 11 Acq. 264 314816, - Parcel Id# 3014301109.00 - Lot West 30 Ft No. 11 Bayou Vista Park Subd. Blk 11 Acq. 264 314816; 1260 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301110.00 - Lot East 45 Ft No. 11 Bayou Vista Park Subd. Blk 11 Acq. 260 314181, - Parcel Id# 3014301111.00 - Lot West 20 Ft No. 10 Bayou Vista Park Subd. Blk 11 Acq. 260 314181; 1264 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301112.00 - Lot East 55 Ft No. 10 Bayou Vista Park Subd. Blk 11 Acq. 23V 189470, - Parcel Id# 3014301113.00 - Lot West 10 Ft No. 9 Bayou Vista Park Subd. Blk 11 Acq. 23V 189470; 1270 Columbus Ave., Morgan City, LA 70380, - Parcel Id# 3014301114.00 - Lot East 65 Ft No. 9 Bayou Vista Park Subd. Blk 11 Acq. 443 341533; and 1104 Southeast Blvd., Morgan City, LA 70380, - Parcel Id# 3014301115.00 - Lot 1 Bayou Vista Park Subd. Blk 11 Acq. 28L 213527, - Parcel Id# 3014301116.00 - Lot North 55.05 No. 2 Bayou Vista

Park Subd. Blk 11 Acq. 28L 213527. Mr. Montgomery seconded the motion, which carried by the following 5-0-0-1 Roll Call Vote:

Yeas: Danny Lipari, Joshua Montgomery, Jeremy Chesteen, Melissa Darden and Carla Davis

Nays: None

Abstained: None

Absent: Jimmy Wiley

Mr. Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of property to be divided into lots 1A,1B,1C and 1D, pending Board of Adjustments approval, 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, Miller Engineers and Associates, Inc., appeared before the board to discuss the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of property to be divided into lots 1A,1B,1C and 1D, pending Board of Adjustments approval, for Beverly Rentrop in an Agricultural (AG) Zoned District and Single Family Residential (SR) Zoned District located at 5262 Hwy. 182, Patterson Louisiana. He explained that the lots will be divided between siblings.

Mrs. Leblanc explained that the request is pending the Board of Adjustments' approval of a setback variance to ensure that an existing structure on one of the properties will meet the requirements.

Mr. Lipari made a motion to approve the Preliminary & Final Subdivision/Development Approval for a Subdivision of property to be divided into lots 1A,1B,1C and 1D, pending Board of Adjustments approval, 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. Chesteen seconded the motion, which carried by the following 5-0-0-1 Roll Call Vote:

Yeas: Danny Lipari, Joshua Montgomery, Jeremy Chesteen Melissa Darden and Carla Davis

Nays: None

Abstained: None

Absent: Jimmy Wiley

Mr. Druilhet read the request for Rezoning of property by Karin Bertrand to be acquired by Courtney Percle from Single Family (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 10906 Hwy 182 Franklin LA, -Sec.14 T15S R10E; -Parcel Id# 2234604021.00 - Lot 1A Bayouside Investments LLC Per Plat 441 341242; Acq. 470 346101.

Karin Bertrand appeared before the board to discuss the Rezoning request of property by Karin Bertrand to be acquired by Courtney Percle from Single Family (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 10906 Hwy 182 Franklin, Louisiana. She stated that she is the owner of the property and is selling it to Courtney Percle who intends to place a double-wide manufactured home on the lot.

Courtney Peyton appeared before the board to discuss the Rezone request. She explained that her last name is not Percle, there was a mishap with her last name on the paperwork. She stated that she was pre-approved for a double wide manufactured home and intends to place it on the property to reside.

Scott Pitre appeared before the board in opposition to the Rezone request. He stated that he resides next door and that there are no manufactured homes in the area. He stated his concern is that if it is allowed, it would negatively affect his property value.

In reference to Mrs. Darden's inquiry, Mr. Druilhet explained that a modular home could be placed in Single Family Residential (SR).

Mr. Lipari made a motion to approve the Rezoning of property by Karin Bertrand to be acquired by Courtney Percle from Single Family (SR) Zoned District to Existing Neighborhood (EN2) Zoned District located at 10906 Hwy. 182, Franklin LA, - Sec.14 T15S R10E; - Parcel Id# 2234604021.00 - Lot 1A Bayouside Investments LLC, Per Plat 441 341242; Acq. 470 346101. Mrs. Darden seconded the motion, which failed by the following 0-5-0-1 Roll Call Vote:

Yeas: None

Nays: Danny Lipari, Joshua Montgomery, Jeremy Chesteen, Melissa Darden, and Carla Davis

Abstained: None

Absent: Jimmy Wiley

Mr. Druilhet read the request for Preliminary Subdivision/Development Approval for a Subdivision of property for Rivers Patout represented by Matthew Fore with Miller Engineers and Associates, Inc. in an Agricultural (AG) Zoned district, pending Board of Adjustments approval, located at Hwy. 317 Franklin LA, Sec.51 T15S R10E; Parcel Id# 2354364054.00. 83.25 Ac Por 1400.00 Ac Tract Maryland Pltn BD above by a Carlin - below by W Garrett being situated in Sec 51 T15S R10E; Acq. 25z 200591 Improvement on the Land of Maryland Company LLC the Acq. 25Z 200591.

Matthew Fore, Miller Engineers and Associates, Inc. appeared before the board to discuss the request for Preliminary Subdivision/Development Approval for a Subdivision of property for Rivers Patout in an Agricultural (AG) Zoned district, pending Board of Adjustments approval, located at Hwy. 317, Franklin, Louisiana. He stated that the submitted plat was drawn by Francis Fortier. However, Mr. Patout hired Mr. Fore to represent him at tonight's meeting.

Mr. Fore explained that the surrounding property was purchased by Sterling Sugars and that part of the purchase agreement was that Mrs. Foster would retain the proposed subdivided lots that she currently uses as yard space. He stated that the two proposed lots would not meet the required lot acreage for Agricultural Zone District and will be on the Board of Adjustments agenda to request a lot area variance.

Mr. Montgomery made a motion to approve the request for Preliminary Subdivision/Development Approval for a Subdivision of property for Rivers Patout represented by Matthew Fore with Miller Engineers and Associates, Inc. in an Agricultural (AG) Zoned district, pending Board of Adjustments approval, located at Hwy 317 Franklin LA, Sec.51 T15S R10E; Parcel Id# 2354364054.00. 83.25 Ac Por 1400.00 Ac Tract Maryland Pltn BD above by a Carlin - below by W Garrett being situated in Sec 51 T15S R10E Acq. 25z 200591 Improvement on the Land of Maryland Company LLC the Acq. 25Z 200591. Mr. Chesteen seconded the motion, which carried by the following 5-0-0-1 Roll Call Vote:

Yeas: Danny Lipari, Joshua Montgomery, Jeremy Chesteen, Melissa Darden, and Carla Davis

Nays: None

Abstained: None

Absent: Jimmy Wiley

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

S/O Barry Druilhet

Chairman Barry Druilhet

St. Mary Parish Planning and Zoning Commission