

Planning & Zoning Commission
Regular Meeting
April 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, Joshua Montgomery, Jeremy Chesteen, Carla Davis, and Melissa Darden.

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

Mr. Chesteen moved that the reading of the minutes of the Regular Meeting, March 16, 2026 be dispensed with and that the same be approved. Mr. Montgomery seconded the motion, which carried.

Mr. Druilhet read the request for the Rezoning of property by Boeuf Land Company, LLC represented by Brian Tabor from Heavy Industrial (HI) Zoned District to Existing Neighborhood (EN2) Zoned District located at 2902 Lake Palourde Rd., Morgan City, LA 70380 – Sec 14 T16S R13E; -Parcel Id# 3524281102.00 - Lot BD U Blanchard - F Fryou Jr - S P Glynn - Public Road Acq. 428 339135, Parcel Id# 3524281103.00 - Lot Blanchard - Bayou Boeuf - S P Glynn - Pub Road Less 12W 120341 and 23F 186369 Acq. 422 338155.

Due to lack of representation, Mr. Wiley made a motion to table the request for the Rezoning of property by Boeuf Land Company LLC represented by Brian Tabor from Heavy Industrial (HI) Zoned District to Existing Neighborhood (EN2) Zoned District located at 2902 Lake Palourde Rd., Morgan City, LA 70380 – Sec 14 T16S R13E; -Parcel Id# 3524281102.00 - Lot BD U Blanchard - F Fryou Jr - S P Glynn - Public Road Acq. 428 339135, Parcel Id# 3524281103.00 - Lot Blanchard - Bayou Boeuf - S P Glynn - Pub Road Less 12W 120341 and 23F 186369 Acq. 422 338155. Mr. Lipari seconded the motion, which carried by the following 6-0-0-0 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: None

Mr. Druilhet read the request for the Specific Use Request for Francis Sicard to allow for horses in a Single Family Residential (SR) Zoned District located at 1933 Hwy. 182 E, Morgan City LA; Sec.20 T15S R12E; Parcel Id# 2984341057.00, Lot 6-B Clarke Bayou Vista Subd Acq. 36C 241792; Parcel Id# 2984341013.00, Lot Por No 5-B Clarke Bayou Vista Subd situated in Sec. 20 T15S R12E Acq. 36C 241792; Parcel Id# 2984341059.00, Lot Por No 4-B Clarke Bayou Vista Subd., Situated in Sec. 20 T15S R12E, Acq. 36C 241792; Parcel Id# 2984341014.00, Lot Por No 4-B Clarke Bayou Vista Subd Situated in Sec. 19 T15S R12E, Acq. 36C 241792; Parcel Id# 2984341058.00, Lot Por No 5-B Clarke Bayou Vista Subd., Situated in Sec. 19 T15S R12E, Acq. 36C 241792.

Francis Sicard appeared before the board to discuss the Specific Use Request for Francis Sicard to allow for horses in a Single Family Residential (SR) Zoned District located at 1933 Hwy 182 E, Morgan City LA. He explained that he intends to purchase the property, however, it is not zoned to allow for horses. He stated that his wife has been professionally showing horses for over 20 years and intends to convert the existing shed on the property into a barn for the horses to reside in.

Kenneth Baker appeared before the board in opposition to the Specific Use Request. He stated that he is an adjacent property owner and is the owner of Back Road Properties LLC. He explained that his concern is the waste disposal from the horses and if the horses will attract flies and rodents.

In reference to Mrs. Darden's inquiry, Mr. Sicard stated that he intends to have no more than four (4) horses at a time.

Mr. Sicard explained that he plans to use a manure spreader and plan to spray daily to keep the flies away. He stated that the horses are grain fed and that the manure is utilized as fertilizer for his garden.

Mr. Baker explained that he is also concerned with the manure washing into the river behind the property.

In reference to Mr. Wiley's inquiry, Mr. Sicard stated that one (1) horse requires at least one (1) acre of land.

In reference to Mr. Wiley's inquiry, Mr. Sicard explained that the existing shed on the property would be converted into a barn with two (2) to four (4) stalls.

In reference to Mr. Lipari's inquiry, Mr. Baker stated that he resides on the property to the east of the property that Mr. Sicard's intends to purchase.

Mr. Wiley made a motion to approve the Specific Use Request for Francis Sicard to allow for horses in a Single Family Residential (SR) Zoned District located at 1933 Hwy 182 E, Morgan City LA; Sec.20 T15S R12E; -Parcel Id# 2984341057.00, Lot 6-B Clarke Bayou Vista Subd Acq. 36C 241792. -Parcel Id# 2984341013.00, Lot Por No 5-B Clarke Bayou Vista Subd situated in Sec. 20 T15S R12E Acq. 36C 241792. -Parcel Id# 2984341059.00, Lot Por No 4-B Clarke Bayou Vista Subd Situated in Sec 20 T15S R12E Acq 36C 241792. -Parcel Id# 2984341014.00, Lot Por No 4-B Clarke Bayou Vista Subd Situated in Sec 19 T15S R12E Acq 36C 241792. -Parcel Id# 2984341058.00, Lot Por No 5-B Clarke Bayou Vista Subd Situated in Sec 19 T15S R12E Acq 36C 241792. Mrs. Darden seconded the motion, which carried by the following 6-0-0-0 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: None

Mr. Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of property for Edward Payton, III in an Agricultural (AG) Zoned located at 17883 Hwy. 182 W., Baldwin, LA; Sec. 22 T14S R9E; Parcel Id# 1994844093.00 Lot Por No 2 Nucoso Simeca Et Al Part Per Plat VV 36274, Being Por Tract "ABCDEA" Per Plat 110 293433, Situated in Sec. 22 T14S R9E; Acq. 110 293450,

-Parcel Id# 1994844094.00 Lot Por No. 2 Nucoso Simeca Et Al Part Per Plat VV 36274, Being Por Tract ABCDEA Per Plat 110 293433; Situated in Sec. 22 T14S R9E; Acq. 110 293450.

17883 Hwy. 182 W., Baldwin, LA; Sec.55 T14S R9E; Parcel Id# 1994844089.00 Lot Por No. 2 Nucoso Simeca Et Al Part Per Plat VV 36274, Being Por Tract "BFGHIDCB" Per Plat 110 293433 Situated in Sec. 55 T14S R9E; Acq. 248 312502,

-Parcel Id# 1994844090.00 Lot Por No. 2 Nucoso Simeca Et Al Part Pe Plat VV 36274, Being Por Tract "BFGHIDCB" Per Plat 110 293433; Situated in Sec. 8 T14S R9E; Acq. 248 312502,

-Parcel Id# 1994844091.00 Lot Por No. 2 Nucoso Simeca Et Al Part Per Plat VV 36274, Being Por Tract "BFGHIDCB" Per Plat 110 293433; Situated in Sec. 22 T14S R9E; Acq. 248 312502

17897 Hwy. 182 W, Baldwin, LA; Sec.8 T14S R9E,

-Parcel Id# 1994844047.00 2.65 Ac Por No. 3 Nucoso Simeca Et Al Part Per Plat VV 36274 also described As Por No. 3 Salvatore Ansi Et Al Part; Situated in Sec. 8 T14S R9E; Lying South of Hwy. 182; Acq. 248 312502,

-Parcel Id# 1994844095.00 .43 Ac Por No. 3 Nucoso Simeca Et Al Part Per Plat VV 36274 also described as Por No. 3 Salvatore Ansi Et Al Part; Situated in Sec. 55 T14S R9E, Lying South of Hwy. 182; Acq. 248 312502,

-Parcel Id# 1994844020.00 .20 Ac Por No. 3 Nucoso Simeca Et Al Part Per Plat VV 36274 also described as Por No. 3 Salvatore Ansi Et Al Part; Situated in Sec. 22 T14S R9E; Lying South of Hwy. 182; Acq. 248 312502.

-17911 Hwy. 182 W., Baldwin, LA; Sec. 8 T14S R9E; Parcel Id# 1994844053.00 .14 Ac Por No. 4 Nucoso Simeca Et Al Part Per Plat VV 36274 also described as Por No. 4 Salvatore Ansi Et Al Part; Situated in Sec. 8 T14S R9E, Lying South of Hwy. 182; Acq. 248 312502,

- Parcel Id# 1994844096.00 .15 Ac Por No. 4 Nucoso Simeca Et Al Part Per Plat VV 36274 also described as Por No. 4 Salvatore Ansi Et Al Part, Situated in Sec. 55 T14S R9E; Lying South of Hwy. 182; Acq. 248 312502.

Matthew Fore with Miller Engineer's and Associates LLC, appeared before the board to discuss the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of property for Edward Payton III in an Agricultural (AG) Zoned located at 17883 Hwy 182 W, Baldwin, LA. He explained that the property that Mr. Payton owns is triangular in shape and he would like to subdivide the property to possibly sell the portion on the west side.

Mrs. LeBlanc explained that the plat includes modifications of the subdivision standards due to not having a fire hydrant installed within the required distance. She informed that she did receive letters from the water and sewer commission and the Town of Baldwin Fire Chief verifying that safety standards are met.

Mr. Fore explained that a two (2) inch water riser was installed near point "A" to "J" as per the plat. He also stated that the distance between the two points is approximately 444 ft., which would meet the 500 foot fire hydrant requirement. He explained that the existing water line is too small to install a fire hydrant.

In reference to Mr. Lipari's inquiry, Mr. Fore explained that the two (2) inch riser will supply water but not to the extent of a fire hydrant and that the location of the two (2) inch water rise will be indicated on the final plat.

Mrs. Darden made a motion to approve the request for Preliminary & Final Subdivision/Development of property along with the modifications of subdivision standards to allow for alternative fire protection in lieu of the required fire hydrants based on the verification letters from the water commission and local fire department, indicating that an alternative method provides an acceptable level of fire protection, for Edward Payton III in an Agricultural (AG) Zoned located at 17883 Hwy. 182 W., Baldwin, LA; Sec. 22 T14S R9E; Parcel Id# 1994844093.00 Lot Por No 2 Nucoso Simeca Et Al Part Per Plat VV 36274, Being Por Tract "ABCDEA" Per Plat 110 293433, Situated in Sec. 22 T14S R9E; Acq. 110 293450,

-Parcel Id# 1994844094.00 Lot Por No. 2 Nucoso Simeca Et Al Part Per Plat VV 36274, Being Por Tract ABCDEA Per Plat 110 293433; Situated in Sec. 22 T14S R9E; Acq. 110 293450.

17883 Hwy. 182 W., Baldwin, LA; Sec.55 T14S R9E; Parcel Id# 1994844089.00 Lot Por No. 2 Nucoso Simeca Et Al Part Per Plat VV 36274, Being Por Tract "BFGHIDCB" Per Plat 110 293433 Situated in Sec. 55 T14S R9E; Acq. 248 312502,

-Parcel Id# 1994844090.00 Lot Por No. 2 Nucoso Simeca Et Al Part Per Plat VV 36274, Being Por Tract "BFGHIDCB" Per Plat 110 293433; Situated in Sec. 8 T14S R9E; Acq. 248 312502,

-Parcel Id# 1994844091.00 Lot Por No. 2 Nucoso Simeca Et Al Part Per Plat VV 36274, Being Por Tract "BFGHIDCB" Per Plat 110 293433; Situated in Sec. 22 T14S R9E; Acq. 248 312502

17897 Hwy. 182 W, Baldwin, LA; Sec.8 T14S R9E,

-Parcel Id# 1994844047.00 2.65 Ac Por No. 3 Nucoso Simeca Et Al Part Per Plat VV 36274 also described As Por No. 3 Salvatore Ansi Et Al Part; Situated in Sec. 8 T14S R9E; Lying South of Hwy. 182; Acq. 248 312502,

-Parcel Id# 1994844095.00 .43 Ac Por No. 3 Nucoso Simeca Et Al Part Per Plat VV 36274 also described as Por No. 3 Salvatore Ansi Et Al Part; Situated in Sec. 55 T14S R9E, Lying South of Hwy. 182; Acq. 248 312502,

-Parcel Id# 1994844020.00 .20 Ac Por No. 3 Nucoso Simeca Et Al Part Per Plat VV 36274 also described as Por No. 3 Salvatore Ansi Et Al Part; Situated in Sec. 22 T14S R9E; Lying South of Hwy. 182; Acq. 248 312502.

-17911 Hwy. 182 W., Baldwin, LA; Sec. 8 T14S R9E; Parcel Id# 1994844053.00 .14 Ac Por No. 4 Nucoso Simeca Et Al Part Per Plat VV 36274 also described as Por No. 4 Salvatore Ansi Et Al Part; Situated in Sec. 8 T14S R9E, Lying South of Hwy. 182; Acq. 248 312502,

- Parcel Id# 1994844096.00 .15 Ac Por No. 4 Nucoso Simeca Et Al Part Per Plat VV 36274 also described as Por No. 4 Salvatore Ansi Et Al Part, Situated in Sec. 55 T14S R9E; Lying South of Hwy. 182; Acq. 248 312502. Mr. Lipari seconded the motion, which carried by the following 6-0-0 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: None

Mr. Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of property for the Succession of Kerry and Charlotte Landry represented by Benjamin Langlins with S.J. Langlins & Associates, Inc. in an Agricultural (AG) Zoned District (Pending Board of Adjustments approval) located at 190 Fortier Rd., Jeanerette LA; Sec. 33 T13S R8E; Parcel Id# 1754924075.00 - 2.50 Ac Por Tract No. 3 George Landry Est Part being Por 26.45 Ac Tract BIJKLMNOPQRSDCB Per Plat 429 339285, Situated in Sec. 33 T13S R8E; Acq. 429 339285 and Parcel Id# 1754924076.00 - 22.85 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.

Benjamin Langlinais with S.J. Langlinais & Associates, Inc. appeared before the board to discuss the Preliminary & Final Subdivision/Development Approval for a Subdivision of property for the Succession of Kerry and Charlotte Landry. He explained that this is a family partition and that the Landry's are dividing the property into three (3) lots amongst the siblings. He also stated that each property is divided so that it has road access coming from Fortier Road and that he also applied with the Board of Adjustments for a lot area variance due to the properties not meeting the required acreage for Agricultural (AG) Zoned District.

Mr. Lipari made a motion to approve the request for the Preliminary & Final Subdivision/Development Approval for a Subdivision of property for the Succession of Kerry and Charlotte Landry represented by Benjamin Langlinais with S.J. Langlinais & Associates, Inc. in an Agricultural (AG) Zoned District (Pending Board of Adjustments approval) located at 190 Fortier Rd., Jeanerette LA; Sec. 33 T13S R8E; Parcel Id# 1754924075.00 - 2.50 Ac Por Tract No. 3 George Landry Est Part being Por 26.45 Ac Tract BIJKLMNQPQRSDCB Per Plat 429 339285, Situated in Sec. 33 T13S R8E; Acq. 429 339285 and Parcel Id# 1754924076.00 - 22.85 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 6-0-0-0 Roll Call Vote:

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

Nays: None

Abstained: None

Absent: None

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