

MINUTES OF A REGULAR MEETING OF THE MAYOR AND COUNCILMEN OF THE CITY OF GONZALES, STATE OF LOUISIANA, TAKEN ON APRIL 8, 2013, 5:30 P.M. AT CITY HALL.

MEMBERS PRESENT:

Mayor Barney D. Arceneaux  
Councilman Gary Lacombe  
Councilman Kenneth Matassa

Councilman Timothy Vessel Sr  
Councilman Kirk Boudreaux  
Councilman Terance Irvin

MEMBERS ABSENT: NONE

ALSO PRESENT:

Lisa Babin, Administrative Clerk  
Clay Stafford, City Clerk

Ryland Percy, City Attorney  
Sherman Jackson, Chief of Police

Motion by Councilman Kirk Boudreaux, seconded by Councilman Kenneth Matassa to adopt the agenda for the meeting April 8, 2013. UNANIMOUS

Motion by Councilman Kirk Boudreaux, seconded by Councilman Kenneth Matassa to accept the minutes from the March 18, 2013 Council Meeting. UNANIMOUS

Motion by Councilman Gary Lacombe, seconded by Councilman Timothy Vessel Sr. to accept the minutes from the March 25, 2013 Council Meeting. UNANIMOUS

Motion by Councilman Terance Irvin, seconded by Councilman Timothy Vessel Sr. to deny the request of Mr. Nolan Naquin of SWAN Design and Construction, LLC to rezone Lot 56-A situated on the east side of S. Ringer Avenue from its existing R-3-Z zone to an R-3-D zone. UNANIMOUS

Motion by Councilman Kenneth Matassa, seconded by Councilman Gary Lacombe to approve the request of Sepratech Holdings LLC to re-subdivide Tracts 1-B-3 and 1-A-3 situated on the west side of S. Burnside into Tracts 1-B-4, and 1-A-4 as shown on a map by Civil Design & Construction, Inc., professional land surveyors, dated March 22, 2013. UNANAMOUS

Final vote on Ordinance # 3007:

AN ORDINANCE AMENDING THE CODE OF ORDINANCE  
CHAPTER 22. ZONING. SEC. 22-4 BOUNDARIES OF  
DISTRICTS TO APPROVE THE REZONING REQUEST OF  
EDENBORNE DEVELOPMENT CO., LLC TO REZONE  
TRACT EB-1-B FROM ITS EXISTING TND ZONE TO A C-2 ZONE  
WITH A SPECIAL USE PERMIT.

BE IT ORDAINED BY Mayor and Councilman of the City of Gonzales, Louisiana:

That the Code of Ordinance Chapter 22. Zoning. Section 22-4 Boundaries of Districts be hereby amended as follows:

Chapter 22. ZONING.

Sec. 22-4. Boundaries of Districts:

17.57 Acres of the Edenborne Development known as Tract EB-1-B

In addition to allowable uses of the C-2 Zone, Instrument & Valve Services Company, a Delaware Corporation, and its successors or assignees are hereby issued a Special Use Permit allowing the following uses:

1. Software Engineering, Application Development, and Systems Integration
2. Technical Training and Education
3. Sales and Engineering of Various Products
4. Testing, Calibration and Servicing of Various Products
5. Fabrication and Assembly of Various Products
6. A Fenced or Screened Lay-Down Yard
7. Warehousing in excess of 10,000 square feet

YEAS: Councilman Gary Lacombe, Councilman Kenneth Matassa, Councilman Timothy Vessel Sr.  
Councilman Kirk Boudreaux, Councilman Terance Irvin

NAYS: NONE

ABSENT: NONE

Motion by Councilman Gary Lacombe, seconded by Councilman Timothy Vessel Sr. to introduce Ordinance # 3008:

AN ORDINANCE AMENDING THE CODE OF ORDINANCE  
CHAPTER 22. ZONING. SEC. 22-22. AMENDMENT AND  
REZONING (CHANGE) (c) 2nd & 3rd PARAGRAPH TO READ;  
SEC. 22-22 (CHANGE) (d) 2nd PARAGRAPH TO READ;  
CHAPTER 22-23. OBTAINING SPECIAL USE OR STRUCTURE  
PERMIT. (CHANGE) (b) 2nd & 3rd PARAGRAPH TO READ;  
SEC. 22-23. (CHANGE) (d) 1st PARAGRAPH TO READ; SEC.  
22-24 (CHANGE) (b) 2nd & 3rd PARAGRAPH TO READ; SEC.  
22-24 (CHANGE) (d) 1st PARAGRAPH TO READ:

BE IT ORDAINED BY Mayor and Councilman of the City of Gonzales, Louisiana:

That the Code of Ordinance Chapter 22. Zoning. Sec. 22-22 Amendment and rezoning. Sec. 22-23 Obtaining special use or structure permit, and Sec. 22-24. Obtaining special exception use permit, be hereby amended as follows:

Chapter 22. ZONING.

**Sec. 22-22. Amendment and rezoning.**

(CHANGE) (c) 2nd & 3rd paragraph to Read:

All such requests shall be accompanied by a submittal package which will include a plat indicating dimensions of the tract of land, lot or lots, adjacent or nearest public street or right-of-way, and the names of all adjacent property owners. Additionally, a site sketch shall be included which indicates the lines within which the proposed building and/or structures shall be erected; the intended use of each building; required off-street parking, drives, entrances and exits; and required off-street parking, drives, entrances and exits; and required green spaces, all items drawn on paper to scale with minimum dimensions of 11 inches by 17 inches. The site sketch shall also include site calculations indicating the total acreage of the site, the total building area, the total paved area, and the total green space with associated percentages to the total acreage of the site. The site sketch and boundary plat may be combined.

If applicable, the submittal package shall also include a floor plan of the proposed building and/or structure to be erected. In addition to the information specifically listed in this section, other material pertaining to the rezoning petition shall be supplied upon request of the city council or planning and zoning commission should such information be deemed pertinent to the request. The written request and complete submittal package shall be presented in triplicate. One (1) copy of the submittal package shall be returned to the owner at which time final action is taken on the request, the plans being marked as to the decision of the board.

**Sec. 22-22. Amendment and rezoning.**

(CHANGE) (d) 2nd paragraph to Read:

At the designated meeting of the planning and zoning commission, the commission will review the request based on conformance to the zoning ordinance, the Land Use Master Growth Plan of 1997, and other matters effecting the project that the commission deems important. The public hearing will then be opened and the protocol will be the petitioner's request and presentation, members of the public speaking in favor of the request, members of the public speaking against the request, and a rebuttal response by the petitioner. At that time, the public hearing will be closed. The planning and zoning commission will then develop a summary which includes the submittal package review, the events of the public hearing, and a recommendation of approval or denial of the rezoning request.

**Sec. 22-23. Obtaining special use or structure permit.**

(CHANGE) (b) 2nd and 3rd Paragraph to read:

All such requests shall be accompanied by a submittal package which will include a plat indicating dimensions of the tract of land, lot or lots, adjacent or nearest public street or right-of-way, and the names of all adjacent property owners. Additionally, a site sketch shall be included which indicates the lines within which the proposed building and/or structures shall be erected; the intended use of each building;

required off-street parking, drives, entrances and exits; and required green spaces, all items drawn on paper to scale with minimum dimensions of 11 inches by 17 inches. The site sketch shall also include site calculations indicating the total acreage of the site, the total building area, the total paved area, and the total green space with associated percentages to the total acreage of the site. The site sketch and boundary plat may be combined.

If applicable, the submittal package shall also include a floor plan of the proposed building and/or structure to be erected. In addition to the information specifically listed in this section, other material pertaining to the special use or structure petition shall be supplied upon request of the city council or planning and zoning commission should such information be deemed pertinent to the petition. The written request and complete submittal package shall be presented in triplicate. One (1) copy of such information shall be returned to the owner at which time final action is taken on the request, the plans being marked as to the decision of the city council.

(CHANGE) (d) 1st Paragraph to read:

(d) The review process for obtaining a permit for a special use or structure is as follows: Upon receipt of the complete submittal package and associated fees, a public hearing will be authorized, the date for said hearing being the next regularly scheduled meeting of the planning and zoning commission that is in conformance to the requirements of state law regarding notice for public hearings. At that time, the erection of the required signs and advertisement of the public hearing in the local newspaper is made by the city. The submittal package is presented to the planning and zoning commission, the mayor and city council, and the utilities director. At the designated meeting of the planning and zoning commission, the commission will review the request based on conformance to the zoning ordinance, the Land Use Master Growth Plan of 1997, and other matters effecting the project that the commission deems important. The public hearing will then be opened and the protocol will be the petitioner's request and presentation, members of the public speaking in favor of the request, members of the public speaking against the request, and a rebuttal response by the petitioner. At that time, the public hearing will be closed. The planning and zoning commission will develop a summary which includes the submittal package review, the events of the public hearing, and a recommendation of approval or denial of the special use or structure request.

**Sec. 22-24. Obtaining special exception use permit.**

(CHANGE) (b) 2nd and 3rd paragraph to read:

All such requests shall be accompanied by a submittal package which will include a plat indicating dimensions of the tract of land, lot or lots, adjacent property owners. Additionally, a site sketch shall be included which indicates the lines within which the proposed building and/or structures shall be erected; the intended use of each building; required off-street parking, drives, entrances and exits; and required green spaces, all items drawn on paper to scale with minimum dimensions of 11 inches by 17 inches. The site sketch shall also include site calculations indicating the total acreage of the site, the total building area, the total paved area, and the total green space with associated percentages to the total acreage of the site. The site sketch and boundary plat may be combined.

If applicable, the submittal package shall also include a floor plan of the proposed building and/or structure to be erected. In addition to the information specifically listed in this section, other material relating to the special exception use petition shall be supplied upon request of the city council or planning and zoning commission should such information be deemed pertinent to the petition. The written request and complete submittal package shall be submitted in triplicate; however additional copies of the information may be required. One (1) copy of such plot plans shall be returned to the owner at which time final action is taken on the request, the plans being marked as to the decision of the city council.

(CHANGE) (d) 1st paragraph to read:

(d) The review process for obtaining a special exception use permit for a certain property is as follows: Upon receipt of the complete submittal package and associated fees, a public hearing will be authorized, the date for said hearing being the next regularly scheduled meeting of the planning and zoning commission that is in conformance to the requirements of state law regarding notice for public hearings. At that time, the erection of the required signs and advertisement of the public hearing in the local newspaper is made by the city. The submittal package is presented to the planning and zoning commission, the mayor and city council, and the utilities director. At the designated meeting of the planning and zoning commission, the commission will review the request based on conformance to the zoning ordinance, the Land Use Master Growth Plan of 1997, and other matters effecting the project that the commission deems important. The public hearing will then be opened and the protocol will be the petitioner's request and presentation, members of the public speaking in favor of the request, members of the public speaking against the request, and a rebuttal response by the petitioner. At that time, the public hearing will be closed. The planning and zoning commission will then develop a summary which includes the submittal package review, the events of the public hearing, and a recommendation of approval or denial of the special exception use request.

Final vote on the foregoing amendment to be taken at the next regular Council Meeting scheduled for April 22, 2013.

AN ORDINANCE AMENDING THE CODE OF ORDINANCE  
CHAPTER 17. SUBDIVISION OF LAND. SEC. 17-5. DESIGN  
STANDARDS (CHANGE) TO (ADD) SEC. 17-5 (g)  
ACCESS CONNECTIONS TO READ:

BE IT ORDAINED BY Mayor and Councilman of the City of Gonzales, Louisiana:

That the Code of Ordinance Chapter 17. Subdivision of Land. Sec. 17-5 Design standards be hereby amended as follows:

**CHAPTER 17. SUBDIVISION OF LAND**

**Sec. 17-5 Design Standards**

(CHANGE) TO (ADD)

Sec. 17-5 (g) to read:

(g) *Access Connections*

When a subdivision that involves the creation of one or more new street(s) borders on or contains an existing collector roadway, no direct driveway access may be provided from lots within the subdivision. Existing collector roadways include N. Tobey Ave, W. Tobey Ave, N. Coolidge Ave, N. Marchand Ave, E. New River St, N. Edenborne Ave, S. Irma Blvd, S. Pupera Rd, W. Worthey Rd., S. Veterans Blvd, S. Commerce Ave., S. Darla Ave., S. Philippe Ave, W. Orice Roth Rd, W. Edenborne Parkway, and any newly constructed collector roadway. Collector roadways serve any property zoning other than residential or those defined by the City Engineer.

When a subdivision abuts or contains an existing or proposed collector roadway, the planning commission may require:

- (1) Marginal access streets, reverse frontage with non-access reservation along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.
- (2) The dedication of additional right-of-way, if the existing access street has width less than the minimum established herein.

In special cases, where in the opinion of the planning commission the requirements of safety demand, especially where subdivisions front on heavily traveled thoroughfares, such thoroughfare may be designated as limited access roads, and in such cases, local traffic roads shall be required adjoining and paralleling the thoroughfare, with access there to at specific intervals only.

When a property is part of a larger development, access consideration will be for the entire development, and separate access connections(s) shall not be provided to the highway for out lot parcels.

Each property or group of adjacent properties with a single owner or development plan shall be granted no more than one access connection, unless the proposed connection centerlines are a minimum of 400' from each other and from existing intersections.

A property on a corner of two intersecting roadways may be permitted two (2) access connections provided that the access connection on the major roadway is right-in/right-out only and the access connections are determined to be safe and efficient by a licensed engineer.

Access connections should be constructed as near as practical to the geometrical center of the property frontage in order to maximize spacing. When a property is a corner lot at an intersection of two roadways, priority should be given to locating the access connection as far as possible from the existing roadways, even if spacing of the access connections cannot be maximized.

The throat length is the distance between the right-of-way and the parking lot (first place where a driver must make a decision to turn) served by an access connection. Throat length shall be no less than 20 feet for a low volume access (less than 150 peak hour vehicles in both directions). Medium traffic volume access (150-400 peak hour vehicles in both directions) shall have a throat length no less than 60 feet. High volume access (over 400 peak hour vehicles in both directions) shall have a throat length determined by traffic study performed by a licensed engineer.

Final vote on the foregoing amendment to be taken at the next regular Council Meeting scheduled for April 22, 2013.

Motion by Councilman Gary Lacombe, seconded by Councilman Timothy Vessel Sr. to introduce Ordinance # 3010:

AN ORDINANCE AMENDING THE CODE OF ORDINANCE  
CHAPTER 11. GARBAGE, TRASH, WEEDS, AND WASTE.  
(DELETE) SEC. 11-24. COLLECTION FEE SUBSIDY.

BE IT ORDAINED BY Mayor and Councilman of the City of Gonzales, Louisiana:

That the Code of Ordinance Chapter 11. Garbage, Trash, Weeds and Waste, be hereby amended as follows:

(DELETE)

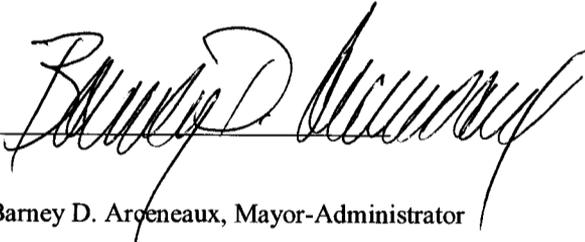
**Sec. 11-24. Collection fee subsidy.**

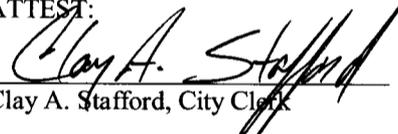
The City of Gonzales shall subsidize the garbage collection and disposal fee established by contract with Browning Ferris Industries by a maximum of one dollar (\$1.00) per month, per household. This provision is applicable to residential customers only.  
(Ord. No. 2130, 10-28-91)

Final vote on the foregoing amendment to be taken at the next regular Council Meeting scheduled for April 22, 2013.

Motion by Councilman Timothy Vessel Sr., seconded by Councilman Terance Irvin to adopt Resolution # 2818 : A Resolution Authorizing the Mayor to submit a pre-application to the Department of Environmental Quality on behalf of the City of Gonzales for the purpose of placing this project on the Project Priority List for funding through the State Revolving Loan Fund program for the Wastewater plant improvements and force main additions project.

There being no further business to come before the Mayor and Councilmen of the City of Gonzales and upon a motion duly made and seconded, the meeting was adjourned.

  
Barney D. Arceneaux, Mayor-Administrator

ATTEST:  
  
Clay A. Stafford, City Clerk