

Village of Folsom  
Planning & Zoning Meeting  
June 12, 2012  
6:30 pm

Present: Joseph Cyprian

Bettye Boggs

Art Arnold

Janice Burris

Meeting was called to order and quorum established. Mr. Cyprian led the invocation and pledge.

1. 1<sup>ST</sup> on Agenda / request for re-zoning of property – Mr. Cyprian asked Mrs. Bridget Jenkins ( Smith & Core Realtor and contractor for builder) who was standing in for F. J. Caminita to state the purpose of wanting to re-zone property. Mrs. Jenkins stated that Mr. Caminita would like to have property behind Village Bay Car Wash re-zoned from Commercial to A-3 Single Family Residence then re-subdivided. It is currently 4 Lots 88 x 75, plan is to change it into 3 larger Lots with 3 houses on it as investment rental property. Income rentals would be from \$1000.00 to \$1200.00. Consideration has been taken as to the trees currently on property stating that all of them would stay. Mr. Arnold stated that he was somewhat opposed to the property changing to residential because we have such limited commercial property. Mrs. Jenkins stated that Mr. Caminita would prefer it zoned the way it would be used in case of a future event that he was to sell. Mrs. Jenkins asked if a Single Family Residence for rental could be built on Commercial property and Mr. Arnold stated that it could. Mr. Arnold mentioned that he didn't see a reason to appear for re-zoning then return for re-subdividing. Mrs. Jenkins said that she believes it was told to Mr. Caminita by the Mayor and maybe Mr. Cyprian to apply and appear for re-zoning first. Mrs. Jenkins also made the statement that she did not know that both could be done at once and that the Parish has always done re-zoning first then re-subdividing. Chairman moved for motion to close Public Hearing motion made by Mr. Arnold and seconded by Ms. Burris. (4 Yeas and 0 Nays) Motion made to grant permission for re-zoning by Mr. Arnold and seconded by Mrs. Boggs. Chairman then moved to open floor for Zoning Board.

2. 2<sup>nd</sup> on Agenda / request for Used Car Lot – Mr. Cyprian asked Mrs. Sider to speak on her request, Mrs. Sider stated that they are in negotiation from owner to purchase the car wash that resides between Steve’s Hardware and Himel’s. Mrs. Sider mentioned that her husband has been in the car business many years and they have a used car lot presently in Slidell, but live on N. Factory and wanted to get closer to home. She stated that they would be cleaning up the property including the back, tearing down most of the building and fixtures but leaving the left wall up, then putting only about 8 to 10 cars there with an office building toward the back. Mr. Arnold mentioned if she was aware that there is an encroachment on that property on the Steve’s Hardware side. Mrs. Sider stated that she was unaware of it and thought it strange that it was not mentioned to her when they received a copy of the survey. Mr. Arnold advised her that it would be a good idea to get tear down the wall on the Steve’s Hardware side because that would eliminate the encroachment. Motion was then made to approve Car Lot to be brought before Board by Mr. Arnold and seconded by Mrs. Boggs. (4 Yeas and 0 Nays)

There being know further business meeting was adjourned on motion by Mr. Arnold and seconded by Ms. Burris.

Respectfully submitted,

Joseph Cyprian, Chairman