

MINUTES
PLANNING COMMISSION
CITY OF ZACHARY

Monday, July 11, 2022

6:30 PM

A. CALL TO ORDER

Commissioner Kline called the meeting to order at 6:30 p.m., on Monday, July 11, 2022, at the Zachary City Hall located at 4700 Main Street, Zachary, LA

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation by Commissioner Slaughter
Pledge of Allegiance by Commissioner Kline

C. OPENING PROCEDURES

1. ROLL CALL

MEMBERS PRESENT

Laura Freeman
Mindy Slaughter
William Kline
Scott Reitzell

MEMBERS ABSENT

Chris Hilton
Russell Jones
Christina Price

2. READING OF CITY POLICY RELATIVE TO OPEN MEETINGS

An opportunity for public comment shall be observed before a vote is taken on any agenda item. Once recognized by the presiding officer, the person afforded the floor, shall identify the agenda item upon which he or she wishes to provide comment and shall limit his or her comments to matters that are strictly relevant to that agenda item. Commentary shall not exceed three (3) minutes per person. No dialogue between Planning and Zoning board members and the public shall be permitted at these meetings, except to clarify the nature of questions and/or comments. The presiding officer reserves the right to limit and/or terminate any commentary when deemed necessary or outside of public decorum.

3. CHANGES/ADDITIONS TO THE AGENDA

D. READING OF THE MINUTES

1. Approval of minutes of the June 06, 2022, regular meeting and approve them as written.

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The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Freeman

To approve the minutes of the June 06, 2022, regular meeting and approve them as written.

YEAS: Freeman, Kline, Hilton, Slaughter, Jones, Reitzell, Price

NAYS: None

ABSENT: Hilton, Jones, Price

ABSTAINED: None

E. PRESENTATION OF DELEGATON

F. ANNOUNCEMENTS

Commissioner Kline reminded everyone of the annual training that needs to be completed.

G. PLANNING

1. Consent Agenda

a. Subdivision of Property - Lot C-6-A of the Gilbert C. Mills Tract

located at 22000-23000 Old Scenic Hwy, for a proposed resubdivision of Lot C-6-A of the Gilbert C. Mills Tract into Lot C-6-A-1 and Lot C-6-A-2.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Reitzell

To recommend approval for a **Subdivision of Property - Lot C-6-A of the Gilbert C. Mills Tract** located at 22000-23000 Old Scenic Hwy, for a proposed resubdivision of Lot C-6-A of the Gilbert C. Mills Tract into Lot C-6-A-1 and Lot C-6-A-2.

YEAS: Freeman, Kline, Slaughter, Reitzell

NAYS: None

ABSENT: Hilton, Jones, Price

ABSTAINED: None

b. Subdivision of Property Lot C-7 of the A.C. Mills Estate located at 22520 Old Scenic Hwy, for a proposed resubdivision of Lot C-7 of the A.C. Mills Estate into Lot C-7-A and Lot C-7-B.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Freeman

To recommend approval for a **Subdivision of Property Lot C-7 of the A.C. Mills Estate** located at 22520 Old Scenic Hwy, for a proposed resubdivision of Lot C-7 of the A.C. Mills Estate into Lot C-7-A and Lot C-7-B.

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YEAS: Freeman, Kline, Slaughter, Reitzell
NAYS: None
ABSENT: Hilton, Jones, Price
ABSTAINED: None

2. Old Business

3. New Business

- a. **Subdivision of Property Lot A-1-B Mattie Y. Zimmerman Tract** located at 575 Zimmerman Road, for a proposed resubdivision of Lot A-1-B Mattie Y. Zimmerman Tract into Lot A-1-B-1 and Lot A-1-B-2

Commissioner Kline opened the PUBLIC HEARING at 6:51 p.m. Randy Bouley, Old Scenic Hwy., was present to speak in favor of the subdivision. There being no one else to speak in favor or against the subdivision Commissioner Kline closed the PUBLIC HEARING at 6:53 p.m.

The motion was made by Commissioner Kline

The motion was seconded by Commissioner Slaughter

To recommend approval for a **Subdivision of Property Lot A-1-B Mattie Y. Zimmerman Tract** located at 575 Zimmerman Road, for a proposed resubdivision of Lot A-1-B Mattie Y. Zimmerman Tract into Lot A-1-B-1 and Lot A-1-B-2 with a 5' frontage waiver and contingent upon council approval.

YEAS: Freeman, Kline, Slaughter, Reitzell
NAYS: None
ABSENT: Hilton, Jones, Price
ABSTAINED: None

- b. **TND Concept Plan - Americana Zachary Revision** located at 1122 Americana Blvd, for a proposed revisions to the Americana TND Concept Plan to revise setbacks and update development standards.

Commissioner Kline opened the PUBLIC HEARING at 6:58 p.m. Alex Shortis, Duplantis Design Group, was present to speak in favor of the TND Concept Plan. There being no one else to speak in favor or against the TND Concept Plan Commissioner Kline closed the PUBLIC HEARING at 6:59 p.m.

The motion was made by Commissioner Freeman

The motion was seconded by Commissioner Slaughter

To recommend approval for a **TND Concept Plan - Americana Zachary Revision** located at 1122 Americana Blvd, for a proposed revisions to the Americana TND Concept Plan to revise setbacks and update development standards.

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YEAS: Freeman, Kline, Slaughter, Reitzell
NAYS: None
ABSENT: Hilton, Jones, Price
ABSTAINED: None

c. **Standard Subdivision Preliminary Plat - Americana Zachary Phase 6 Preliminary Plat Revision 1** located at 1122 Americana Blvd for a proposed revision to the Phase 6 boundaries and the removal of 14 lots. Commissioner Kline opened the PUBLIC HEARING at 7:02 p.m. Alex Shortis, Duplantis Design Group, was present to speak in favor of the Standard Subdivision Preliminary Plat. There being no one else to speak in favor or against the Standard Subdivision Preliminary Plat Commissioner Kline closed the PUBLIC HEARING at 7:03 p.m.

The motion was made by Commissioner Slaughter
The motion was seconded by Commissioner Kline

To recommend approval for a **Standard Subdivision Preliminary Plat - Americana Zachary Phase 6 Preliminary Plat Revision 1** located at 1122 Americana Blvd for a proposed revision to the Phase 6 boundaries and the removal of 14 lots.

YEAS: Freeman, Kline, Slaughter, Reitzell
NAYS: None
ABSENT: Hilton, Jones, Price
ABSTAINED: None

d. **Standard Subdivision Final Plat - Americana Zachary Phase 6 Final Plat** located at 1122 Americana Blvd, for a proposed final plat for Phase 6 consisting of 18 lots.

Commissioner Kline opened the PUBLIC HEARING at 7:04 p.m. Alex Shortis, Duplantis Design Group, was present to speak in favor of the Standard Subdivision Final Plat. There being no one else to speak in favor or against the Standard Subdivision Final Plat Commissioner Kline closed the PUBLIC HEARING at 7:05 p.m.

The motion was made by Commissioner Freeman
The motion was seconded by Commissioner Slaughter

To recommend approval for a Standard **Subdivision Final Plat - Americana Zachary Phase 6 Final Plat** located at 1122 Americana Blvd, for a proposed final plat for Phase 6 consisting of 18 lots.

YEAS: Freeman, Kline, Slaughter, Reitzell
NAYS: None
ABSENT: Hilton, Jones, Price
ABSTAINED: None

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- e. **Standard Subdivision Preliminary Plat - Americana Zachary Phase 6.5 Preliminary Plat** located at 1122 Americana Blvd for a proposed preliminary plat consisting of 14 lots previously located in Phase 6
Commissioner Kline opened the PUBLIC HEARING at 7:06 p.m. Alex Shortis, Duplantis Design Group, was present to speak in favor of the resubdivision. There being no one else to speak in favor or against the Resubdivision Commissioner Kline closed the PUBLIC HEARING at 7:07 p.m.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Freeman

To recommend approval for a **Standard Subdivision Preliminary Plat - Americana Zachary Phase 6.5 Preliminary Plat** located at 1122 Americana Blvd for a proposed preliminary plat consisting of 14 lots previously located in Phase 6.

YEAS: Freeman, Kline, Slaughter, Reitzell

NAYS: None

ABSENT: Hilton, Jones, Price

ABSTAINED: None

H. REPORT OF THE CITY PLANNER

I. REPORT OF THE CITY UDC CONSULTANT

J. REPORT OF THE CHAIRMAN

Commissioner Kline reminded everyone of the annual training that needs to be completed.

K. ADJOURNMENT

The meeting was adjourned at 7:09 p.m.

Dana LeJeune Recording Secretary

Approved by: _____

Mr. William Kline, Chairman