

**MINUTES**  
**ZONING COMMISSION**  
**CITY OF ZACHARY**

**Monday, October 03, 2022**

**6:30 PM**

**A. CALL TO ORDER**

Commissioner Reitzell called the meeting to order at 6:30 p.m., on Monday, October 03, 2022, at the Zachary City Hall located at 4700 Main Street, Zachary, LA

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation by Commissioner Freeman

Pledge of Allegiance by Commissioner Reitzell

**C. OPENING PROCEDURES**

1. ROLL CALL

MEMBERS PRESENT

Laura Freeman

Mindy Slaughter

Chris Hilton

Scott Reitzell

Christina Price

ABSENT

William Kline

Russell Jones

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 September 12, 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 Price

To approve the minutes of the September 12, 2022, regular meeting and approve them as written.

YEAS: Freeman, Hilton, Slaughter, Reitzell, Price

NAYS: None

ABSENT: Kline, Jones

ABSTAINED: None

**E. PRESENTATION OF DELEGATON**

**F. ANNOUNCEMENTS**

LT Dupre' spoke to the commissioners regarding the agenda item G1. Mr. Dupre' noted that he is the attorney for the estate that he would defer all questions to the city attorney and would not participate in any discussion regarding the item.

**G. ZONING**

**1. Consent Agenda**

- a. **RZ – (2100-2200 Church Street)** – To rezone Lot B-1-A-1 of the Manuel Knight Tract from Residential Suburban (RS) to Neighborhood Commercial (NC) on property located at 2100-2200 Church Street, Zachary, LA 70791.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Freeman

To approve a recommendation for a **RZ – (2100-2200 Church Street)** – To rezone Lot B-1-A-1 of the Manuel Knight Tract from Residential Suburban (RS) to Neighborhood Commercial (NC) on property located at 2100-2200 Church Street, Zachary, LA 70791.

YEAS: Freeman, Hilton, Slaughter, Reitzell, Price

NAYS: None

ABSENT: Kline, Jones

ABSTAINED: None

- b. **RZ – (20320 Plank Road)** – To rezone Lot UND from Residential from Residential Suburban (RS) to General Commercial (CG) on property located at 20320 Plank Road, Zachary, LA 70791.

The motion was made by Commissioner Hilton

The motion was seconded by Commissioner Price

To approve a recommendation for a **RZ – (20320 Plank Road)** – To rezone Lot UND from Residential from Residential Suburban (RS) to General Commercial (CG) on property located at 20320 Plank Road, Zachary, LA 70791.

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

**2. Old Business**

**3. New Business**

- a. **ZOI – 53882-SS Robert Rogillio Estate** – Proposed resubdivision of Tract A-2 into Tracts A-2-A and A-2-B.

The motion was made by Commissioner Price

The motion was seconded by Commissioner Slaughter

To approve a recommendation of **no objection** for a **ZOI – 53882-SS Robert Rogillio Estate** – Proposed resubdivision of Tract A-2 into Tracts A-2-A and A-2-B.

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

- b. **ZOI – 53889-EOP McCoy Tract and David Gaines Property**  
– Proposed exchange of property of Lot 1 formerly a portion of the Knox Place and Tracts A-1-B and C-1-A-1 into Lot 1-A and Tracts C-1-A-1 and C-1-A-1-A.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Hilton

To approve a recommendation of **no objection** for a **ZOI – 53889-EOP McCoy Tract and David Gaines Property** – Proposed exchange of property of Lot 1 formerly a portion of the Knox Place and Tracts A-1-B and C-1-A-1 into Lot 1-A and Tracts C-1-A-1 and C-1-A-1-A.

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

- c. **ZOI – S-15-22 Beaver Creek on the Plains 4<sup>th</sup> Filing** – Proposed 4<sup>th</sup> Filing of the Beaver Creek on the Plains Subdivision, filing will take place over 39.81 acres and include 60 lots with a minimal lot area of 10,125sf.

The motion was made by Commissioner Reitzell

The motion was seconded by Commissioner Slaughter

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To **approve** a recommendation of **objection** for a **ZOI – S-15-22 Beaver Creek on the Plains 4<sup>th</sup> Filing** – Proposed 4<sup>th</sup> Filing of the Beaver Creek on the Plains Subdivision, filing will take place over 39.81 acres and include 60 lots with a minimal lot area of 10,125sf.

YEAS: Freeman, Hilton, Slaughter, Reitzell, Price

NAYS: None

ABSENT: Kline, Jones

ABSTAINED: None

**H. REPORT OF THE CITY PLANNER**

Bryant Dixon was present to speak regarding the group 5 UDC update and said it would be complete and sent to everyone by the end of October.

**I. REPORT OF THE CITY UDC CONSULTANT**

**J. REPORT OF THE CHAIRMAN**

**K. ADJOURNMENT**

The meeting was adjourned at 7:15 p.m.

\_\_\_\_\_  
Dana LeJeune Recording Secretary

Approved by: \_\_\_\_\_  
Mr. William Kline, Chairman