

**MINUTES**  
**PLANNING COMMISSION**  
**CITY OF ZACHARY**

**Monday, November 01, 2021,**

**6:30 PM**

**A. CALL TO ORDER**

Commissioner Kline called the meeting to order at 6:30 p.m., on Monday, November 01,2021 at the Zachary City Hall located at 4700 Main Street, Zachary, LA

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation by Commissioner Scott

Pledge of Allegiance by Commissioner Kline

**C. OPENING PROCEEDURES**

1. ROLL CALL

MEMBERS PRESENT

Laura Freeman  
Mindy Slaughter  
William Kline  
Chris Hilton  
Russell Jones  
Scott Reitzell  
Thomas Scott

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 October 4, 2021, regular meeting and approve them as written.

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The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Scott

To approve the minutes of the October 4, 2021, regular meeting and approve them as written.

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

NAYS: None

ABSENT: None

ABSTAINED: None

**E. PRESENTATION OF DELEGATON**

**F. ANNOUNCEMENTS**

Commissioner Kline reminds everyone to complete their annual training.

**G. PLANNING**

- 1. Consent Agenda**
- 2. Old Business**
- 3. New Business**

- a. Preliminary Subdivision Plat -- Munson Hills, Tract 1-B-A-1-A & 1-X-E (end of Munson Rd)

Commissioner Kline opened the PUBLIC HEARING at 6:37 p.m. CSRS Engineers were present to speak in favor of the preliminary subdivision plat. Michael Strickland, owner of the development was present to speak in favor of the preliminary plat. Scott Thompson, 4120 Yardley Drive, was present to speak in opposition of the preliminary subdivision plat. Mr. Thompson explained concerns regarding drainage and flooding, infrastructure, low water pressure, and Zachary Schools. Heather Burns, 4086 N. Vernon, was present to speak in opposition for her sister who lives at 2001 Munson Drive. Mrs. Burns spoke regarding the subdivision and that no one has spoken to any of the citizens that live near the development. Ronda Gardner, 2747 Rush Drive, spoke in opposition regarding the ditches along Munson Drive not being cleaned out, the condition that the road is in, and that the Mayor of Slaughter did not inform the residents that this development would be connected to East Feliciana utilities. Kathleen Mier, 8813 East Vernon, spoke in opposition regarding concerns of the Zachary schools, the teachers, the bus drivers, and police protection. Stacy Turner, 2251 Collins Lane, spoke in opposition regarding the size of the lots and water pressure. John Jansheski, 3550 Yardley Drive, spoke in opposition regarding the development being on the edge of a flood zone. George Turner, 3425 Safer Drive, spoke in opposition regarding flooding his property, additional traffic on Munson Drive, water pressure, the color of the water, and crime. Michael Jansheski, 8922 Munson Drive, spoke in opposition regarding speeding on Munson Drive, additional traffic, and speed humps. Linda Turner, 3425 Safer Drive, spoke in opposition regarding the lots

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size, drainage, and flooding. Ronald Thompson, 9860 Munson Drive, spoke in opposition regarding the retention pond. Nicholas Mitchell, 3831 Munson Drive, spoke in opposition regarding speeding on Munson Drive, flooding, and the traffic light at Hwy 19. Cynthia Eyre, 3175 Safer Drive, spoke in opposition regarding increase in population, trespassers on her property, lot size of development, drainage, and maintenance on the ditches. Mr. Butler, 3517 Safer Drive, spoke in opposition regarding no streetlights on Munson Drive. Nicole Young, 9313 Vernon Drive, spoke in opposition regarding Munson Drive washing out when it rains. Nancy Greg, 3836 Piper Road, spoke in opposition regarding flooding and drainage. Michael Strickland, owner of the development spoke in regarding everyone's concerns. There being no one else to speak in favor or against the subdivision preliminary plat Commissioner Kline closed the PUBLIC HEARING at 7:31 p.m.

A motion was made to approve a recommendation by Commissioner Slaughter and failed due to lack of a second.

A motion to oppose was asked for and failed due to lack of a motion.

A motion to defer was made by Commissioner Scott and seconded by Commissioner Jones but failed due to a lack of a vote.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Scott

To approve a recommendation of Preliminary Subdivision Plat -- Munson Hills, Tract 1-B-A-1-A & 1-X-E.

YEAS: Slaughter, Scott

NAYS: Freeman, Kline, Hilton, Jones, Reitzell

ABSENT: None

ABSTAINED: None

**The meeting was recessed at 7:53 p.m. and reconvened at 7:58 p.m.**

- b. Preliminary Subdivision Plat -- Americana Tracts A-1, A-3, B-1, B-3

Commissioner Kline opened the PUBLIC HEARING at 7:58 p.m. Alec Shortess, Duplantis Design Group, was present to speak in favor of the preliminary subdivision plat. There being no one else to speak in favor or against the preliminary subdivision plat Commissioner Kline closed the PUBLIC HEARING at 8:00 p.m.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Kline

To approve a recommendation of Preliminary Subdivision Plat -- Americana Tracts A-1, A-3, B-1, B-3.

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

- c. Preliminary Subdivision Plat -- Afton Oaks, Zachary Commercial Park Tract 2-A-2, 4-A, 6-8

Commissioner Kline opened the PUBLIC HEARING at 8:03 p.m. Mickie Robertson, M/R Engineering, was present to speak in favor of the preliminary subdivision plat. Landcaster Development, owner of the property, was present to speak in favor of the preliminary plat. There being no one else to speak in favor or against the preliminary subdivision plat Commissioner Kline closed the PUBLIC HEARING at 8:21 p.m.

The motion was made by Commissioner Reitzell

The motion was seconded by Commissioner Kline

To approve a recommendation of Preliminary Subdivision Plat -- Afton Oaks, Zachary Commercial Park Tract 2-A-2, 4-A, 6-8.

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

**H. REPORT OF THE CITY PLANNER**

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

**J. REPORT OF THE CHAIRMAN**

**K. ADJOURNMENT**

The meeting was adjourned at 8:23 p.m.

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Dana LeJeune Recording Secretary

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