

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

Wednesday, January 10, 2024,

6:30 PM

**A. CALL TO ORDER**

Commissioner Slaughter called the meeting to order at 6:30 p.m., on Wednesday, January 10, 2024, 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 Slaughter

**C. OPENING PROCEDURES**

1. ROLL CALL

MEMBERS PRESENT

Mindy Slaughter

Christina Price

Thomas Scott

Elizabeth Benzer

James Peay

Jason Floyd

ABSENT

Chris Hilton

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

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Floyd

To approve to amend the agenda to remove Item G1A from the consent agenda and to place it on the regular Planning agenda.

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NAYS: None  
ABSENT: Hilton  
ABSTAINED: None

**D. READING OF THE MINUTES**

1. Approval of minutes of the December 04, 2023, meeting and approve them as written.

The motion was made by Commissioner Scott

The motion was seconded by Commissioner Slaughter

To approve minutes of the December 04, 2023, regular meeting, and approve them as written.

YEAS: Slaughter, Price, Scott, Benzer, Peay, Floyd  
NAYS: None  
ABSENT: Hilton  
ABSTAINED: None

**E. PRESENTATION OF DELEGATON**

**F. ANNOUNCEMENTS**

Bryant Dixon spoke with commissioner of a possible workshop on January 22, 2024.

**G. PLANNING**

**1. Consent Agenda**

- a. **RESUB-1-24 (3575 Shaffett Lane)** - Proposed resubdivision of the remainder of Lot 4-L into Lots 4-L-1, 4-L-2, 4-L-3, 4-L-4, and 4-L-5, on property located at 3575 Shaffett Lane, Zachary, La 70791.

Commissioner Slaughter opened the PUBLIC HEARING at 6:40 p.m. There being no one to speak in favor or against the resubdivision Commissioner Slaughter closed the PUBLIC HEARING at 6:42 p.m.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Scott

To approve a recommendation of **RESUB-1-24 (3575 Shaffett Lane)** - Proposed resubdivision of the remainder of Lot 4-L into Lots 4-L-1, 4-L-2, 4-L-3, 4-L-4, and 4-L-5, on property located at 3575 Shaffett Lane, Zachary, La 70791.

YEAS: Slaughter, Price, Scott, Benzer, Peay, Floyd  
NAYS: None  
ABSENT: Hilton  
ABSTAINED: None

**2. Old Business**

**3. New Business**

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- a. **SP-1-24 (Feliciana Towing and Recovery)** - Proposed site plan for towing business on Lot UND of the George Cooper Tract, on property located at 4445 Spur Lane, Zachary, La 70791.

Commissioner Slaughter opened the PUBLIC HEARING at 6:49 p.m. Jared Wunstel, 4445 Spur Lane, was present to speak in favor of the site plan. There being no one else to speak in favor or against the site plan Commissioner Slaughter closed the PUBLIC HEARING at 6:42 p.m.

The motion was made by Commissioner Peay

The motion was seconded by Commissioner Price

To approve a recommendation of **SP-1-24 (Feliciana Towing and Recovery)** - Proposed site plan for towing business on Lot UND of the George Cooper Tract, on property located at 4445 Spur Lane, Zachary, La 70791 contingent upon the addition of a buffer yard to the site plan.

YEAS: Slaughter, Price, Scott, Benzer, Peay, Floyd

NAYS: None

ABSENT: Hilton

ABSTAINED: None

- b. **Annexation-1-24 (1126 & 1136 Mount Pleasant-Zachary Road, 21104 Barsket Road, and 1333 Mount Pleasant-Zachary Road)** - Proposed petition of annexation of properties located at:

- Tract B-1-A-2 & B-1-A-3 of the Delaune -Jackson Tract, T4S, R1W, Sect 75 & 76, 1126 & 1136 Mount Pleasant-Zachary Road, Zachary, La 70791;
- Tract 2-E of the Presbyterian Church of Buhlers, T4S R1W Sect 76, 21104 Barsket Road, Zachary, La 70791;
- Tract 3-A of the Presbyterian Church of Buhlers, T4S R1W Sect 76, 1333 Mount Pleasant-Zachary Road, Zachary, La 70791

Commissioner Slaughter opened the PUBLIC HEARING at 6:57 p.m. Charles Landry, a representative of Americana, was present to speak in favor of the annexation. There being no one else to speak in favor or against the annexation, Commissioner Slaughter closed the PUBLIC HEARING at 6:57 p.m.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Floyd

To approve a recommendation of Annexation-1-24 (1126 & 1136 Mount Pleasant-Zachary Road, 21104 Barsket Road, and 1333 Mount Pleasant-Zachary Road) - Proposed petition of annexation of properties located at:

- Tract B-1-A-2 & B-1-A-3 of the Delaune -Jackson Tract, T4S, R1W, Sect 75 & 76, 1126 & 1136 Mount Pleasant-Zachary Road, Zachary, La 70791;

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- Tract 2-E of the Presbyterian Church of Buhlers, T4S R1W Sect 76, 21104 Barsket Road, Zachary, La 70791;
- Tract 3-A of the Presbyterian Church of Buhlers, T4S R1W Sect 76, 1333 Mount Pleasant-Zachary Road, Zachary, La 70791

YEAS: Hilton, Slaughter, Price, Scott, Peay, Floyd  
NAYS: None  
ABSENT: Hilton  
ABSTAINED: Benzer

- c. Discussion and approval of date and time change of monthly meeting.  
The motion was made by Commissioner Slaughter  
The motion was seconded by Commissioner Benzer

To approve the date and time change of monthly meeting to the first Monday of each month at 6:00 p.m.

YEAS: Slaughter, Price, Scott, Benzer, Peay, Floyd  
NAYS: None  
ABSENT: Hilton  
ABSTAINED: None

**H. REPORT OF THE CITY PLANNER**

Commissioner Slaughter reminded everyone to complete the annual training.

**I. REPORT OF THE CHAIRMAN**

**J. ADJOURNMENT**

The meeting was adjourned at 7:03 p.m.

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Dana LeJeune Recording Secretary

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Minday Slaughter - Chairman