

MINUTES
PLANNING COMMISSION
CITY OF ZACHARY

Monday, March 06, 2023

7:10 PM

A. CALL TO ORDER

Commissioner Slaughter called the meeting to order at 7:10 p.m., on Monday, March 06, 2023, 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 Hilton

C. OPENING PROCEDURES

1. ROLL CALL

MEMBERS PRESENT

Mindy Slaughter

Chris Hilton

Christina Price

Thomas Scott

Elizabeth Benzer

James Peay

Jason Floyd

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 Hilton

To approve to amend the agenda to move item G1C from the consent agenda and to be heard in New Business.

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

NAYS: None

ABSENT: None

ABSTAINED: None

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D. READING OF THE MINUTES

1. Approval of minutes of the February 06, 2023, regular meeting and approve them as written.

The motion was made by Commissioner Price

The motion was seconded by Commissioner Floyd

To approve minutes of the February 06, 2023, regular meeting and approve them as written.

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

NAYS: None

ABSENT: None

ABSTAINED: None

E. PRESENTATION OF DELEGATON

F. ANNOUNCEMENTS

G. PLANNING

1. Consent Agenda

- a. **COB-1-23 (27156 & 27166 Sonoma Avenue)** – Proposed combination of lots of Lots 14 and 15 into Lot 15-A, on property located at 27156 and 27166 Sonoma Avenue, Zachary, La 70791.
- b. **COB-2-23 (3937 David Street)** – Proposed combination of Lots 13 & West ½ of Lot 12 into Lot 13-A, on property located at 3937 David Street, Zachary, La 70791.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Hilton

To approve the consent agenda items.

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

NAYS: None

ABSENT: None

ABSTAINED: None

2. Old Business

3. New Business

- a. **FP-2-23 (Evergreen Estates)** – Proposed Final Plat for Lots 1 – 64 and Tracts CA-1 – CA-4 of Evergreen Estates, on property located at 3100-3200 Holly Street, Zachary, La 70791

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Commissioner Slaughter opened the PUBLIC HEARING at 7:16 p.m. Ross Berthelot, 15335 Lakecrest View Drive, Baton Rouge, was present to speak in favor of the final plat. There being no one else to speak in favor or against the final plat Commissioner Slaughter closed the PUBLIC HEARING at 7:17 p.m.

The motion was made by Commissioner Scott

The motion was seconded by Commissioner Slaughter

To approve the **FP-2-23 (Evergreen Estates)** – Proposed Final Plat for Lots 1 – 64 and Tracts CA-1 – CA-4 of Evergreen Estates, on property located at 3100-3200 Holly Street, Zachary, La 70791.

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

NAYS: None

ABSENT: None

ABSTAINED: None

- b. **FP-1-23 (Fairview Gardens 4th & 5th Filing)** – Proposed Final Plat for Lots 167-244 and Tract 3-A-1-A-1-A-1-A of Fairview Gardens 4th & 5th Filing, on property located at 2000-2100 Flanacher Road, Zachary, La 70791

Commissioner Slaughter opened the PUBLIC HEARING at 7:20 p.m. Jeff Wilson, 2297 Port Hudson Pride Rd., was present to speak in favor of the final plat. There being no one else to speak in favor or against the final plat Commissioner Slaughter closed the PUBLIC HEARING at 7:21 p.m.

The motion was made by Commissioner Hilton

The motion was seconded by Commissioner Slaughter

To approve the **FP-1-23 (Fairview Gardens 4th & 5th Filing)** – Proposed Final Plat for Lots 167-244 and Tract 3-A-1-A-1-A-1-A of Fairview Gardens 4th & 5th Filing, on property located at 2000-2100 Flanacher Road, Zachary, La 70791.

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

NAYS: None

ABSENT: None

ABSTAINED: None

ALTER AGENDA

- c. **SP-1-23 (Universal Children’s Learning Academy)** – Proposed 1,500 sf addition to existing building for the Universal Children's Learning Academy, on property located at 5052 Highway 19, Zachary, La 70791.

Commissioner Slaughter opened the PUBLIC HEARING at 7:23 p.m. Kim McDowell, 5052 Hwy 19, Zachary, 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 7:25 p.m.

The motion was made by Commissioner Hilton

The motion was seconded by Commissioner Slaughter

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To approve **SP-1-23 (Universal Children’s Learning Academy)** – Proposed 1,500 sf addition to existing building for the Universal Children's Learning Academy, on property located at 5052 Highway 19, Zachary, La 70791.

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

NAYS: None

ABSENT: None

ABSTAINED: None

RETURN TO REGULAR ORDER

H. REPORT OF THE CITY PLANNER

Mr. Dixon spoke to commissioners regarding the update of the comprehensive master plan. He explained that the city’s planning and zoning consultants would soon start to plan workshops for discussion. Mr. Hopewell spoke to commissioners regarding the master plan and how Title 33 dictates procedures.

I. REPORT OF THE CHAIRMAN

Commissioner Slaughter reminded everyone of their duty to complete annual training.

J. ADJOURNMENT

The meeting was adjourned at 7:32 p.m.

Dana LeJeune Recording Secretary

Approved by: _____
Commissioner Slaughter