

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

**Monday, May 02, 2022**

**6:30 PM**

**A. CALL TO ORDER**

Commissioner Kline called the meeting to order at 6:30 p.m., on Monday, May 02, 2021, at the Zachary City Hall located at 4700 Main Street, Zachary, LA

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation by Commissioner Hilton

Pledge of Allegiance by Commissioner Kline

**C. OPENING PROCEDURES**

1. ROLL CALL

MEMBERS PRESENT

Laura Freeman

Mindy Slaughter

William Kline

Chris Hilton

Russell Jones

Scott Reitzell

ABSENT

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

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Kline

To approve to amend the agenda and move item 3A down on the agenda and to move item 3E up on the agenda.

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NAYS: None  
ABSENT: Price  
ABSTAINED: None

**D. READING OF THE MINUTES**

1. Approval of minutes of the April 04, 2022, regular meeting and approve them as written.

The motion was made by Commissioner Freeman

The motion was seconded by Commissioner Slaughter

To approve the minutes of the April 04, 2022, regular meeting and approve them as written.

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

**E. PRESENTATION OF DELEGATON**

**F. ANNOUNCEMENTS**

Commissioner Kline reminded everyone about the annual training.

**G. ZONING**

1. **Consent Agenda**
2. **Old Business**

**ALTER AGENDA**

3. **New Business**

e. Zoning Map Change – Benny’s Carwash – 2400-2500 Church Street  
Commissioner Kline opened the PUBLIC HEARING at 6:35 p.m. Cobb Hagler, SJB Group, was present to speak in favor of the Zoning Map Change. There being no one else to speak in favor or against the Zoning Map Change Commissioner Kline closed the PUBLIC HEARING at 6:39 p.m.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Hilton

To approve the Zoning Map Change – Benny’s Carwash – 2400-2500 Church Street from RE to CG.

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NAYS: None  
ABSENT: Price  
ABSTAINED: None

b. Zoning Map Amendment – 3324 Church Street  
Commissioner Kline opened the PUBLIC HEARING at 6:40 p.m. Frank Landry, 5568 Main Street, was present to speak in favor of the Zoning Map Amendment. There being no one else to speak in favor or against the Zoning Map Amendment Commissioner Kline closed the PUBLIC HEARING at 6:44 p.m.

The motion was made by Commissioner Jones

The motion was seconded by Commissioner Slaughter

To approve the Zoning Map Amendment – 3324 Church Street from RS to CN.

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

c. Zoning Map Amendment – 3224 Pope Road  
Commissioner Kline opened the PUBLIC HEARING at 6:49 p.m. Glenn Triche, 3203 Pope Road, was present to ask questions regarding the number of lots that is proposed. There being no one else to speak in favor or against the Zoning Map Amendment Commissioner Kline closed the PUBLIC HEARING at 6:52 p.m.

There was a motion made by Commissioner Slaughter to approve the Zoning Map Amendment but failed due to a lack of second. Then the vote was as follows:

The motion was made by Commissioner Freeman

The motion was seconded by Commissioner Hilton

To defer the Zoning Map Amendment – 3224 Pope Road from RE to RS.

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

d. Zoning Map Amendment – 20611 Plank Road  
Commissioner Kline opened the PUBLIC HEARING at 6:57 p.m. Freddie Anthony, Albany, La, was present to speak in favor of the Zoning Map Amendment. Clifton Pearson, 20483 Plank Road, was present to speak against the Zoning Map Amendment. Mr. Pearson expressed concerns regarding flooding. There being no one else to speak in favor or against the Zoning Map Amendment Commissioner Kline closed the PUBLIC HEARING at 7:07 p.m.

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The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Hilton

To approve the Zoning Map Amendment – 20611 Plank Road from RE to CG.

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

NAYS: None

ABSENT: Price

ABSTAINED: None

f. ZOI – 53589-SS Lutschg

The motion was made by Commissioner Kline

The motion was seconded by Commissioner Slaughter

To approve a recommendation of no objection ZOI – 53589-SS Lutschg.

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

NAYS: None

ABSENT: Price

ABSTAINED: None

g. ZOI – S-9-22 David Gaines Property

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Jones

To approve a recommendation of no objection for ZOI – S-9-22 David Gaines Property.

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

NAYS: None

ABSENT: Price

ABSTAINED: None

**RETURN TO REGULAR ORDER**

a. Election of Officers

The motion was made by Commissioner Freeman

The motion was seconded by Commissioner Jones

To approve Commissioner Kline as the 2022 Chairman.

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

NAYS: None

ABSENT: Price

ABSTAINED: None

The motion was made by Commissioner Freeman

The motion was seconded by Commissioner Jones

To approve Commissioner Reitzell as the 2022 Vice Chairman.

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

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NAYS:               None  
ABSENT:            Price  
ABSTAINED:       None

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

To approve Commissioner Slaughter as the 2022 Secretary.

YEAS:               Freeman, Kline, Hilton, Slaughter, Jones, Reitzell  
NAYS:               None  
ABSENT:            Price  
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 7:17 p.m.

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

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