

MINUTES
PLANNING COMMISSION
CITY OF ZACHARY

Monday, July 10, 2023,

7:37 PM

A. CALL TO ORDER

Commissioner Slaughter called the meeting to order at 7:37 p.m., on Monday, July 10, 2023, at the Zachary City Hall located at 4700 Main Street, Zachary, LA.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation and Pledge of Allegiance was accepted from the previous meeting.

C. OPENING PROCEEDURES

1. ROLL CALL

MEMBERS PRESENT

Mindy Slaughter

Chris Hilton

Christina Price

Thomas Scott

Elizabeth Benzer

James Peay

ABSENT

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

ALTER AGENDA

D. READING OF THE MINUTES

1. Approval of minutes of the May 01, 2023, regular meeting, June 5, 2023, and approve them as written. Action was taken on this item later in the meeting.

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ALTER AGENDA

The motion was made by Commissioner Hilton

The motion was seconded by Commissioner Slaughter

To remove item GA from the consent agenda and to place it on the regular agenda.

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

NAYS: None

ABSENT: Floyd

ABSTAINED: None

Consent Agenda

- b. RESUB-6-23 (Americana Commercial)** – Proposed resubdivision of Lots B-1-A-2, B-1-A-3, Tracts R-3-A-1, R-3-A-2 & R-3-B into Tracts 1-7, RW-1, RW-2, RW-3, RW-4, R-3-A-1-A, R-3-A-2-A, R-3-B-1 & CA-1 of the M.L. Harvey Tract, on property located at 1122 Americana Boulevard, and
- c. COB-3-23 (3969 & 3925 Lee Street)** – Proposed combination of lots of Lot 1 of the Kennedy Place Subdivision and Lot 25-C of the Mrs. W. D. Wall Subdivision into Lot 1-A, on property located at 3969 & 3925 Lee Street, Zachary, La 70791.

The motion was made by Commissioner Scott

The motion was seconded by Commissioner Slaughter

To approve a recommendation of **RESUB-6-23 (Americana Commercial)** – Proposed resubdivision of Lots B-1-A-2, B-1-A-3, Tracts R-3-A-1, R-3-A-2 & R-3-B into Tracts 1-7, RW-1, RW-2, RW-3, RW-4, R-3-A-1-A, R-3-A-2-A, R-3-B-1 & CA-1 of the M.L. Harvey Tract, on property located at 1122 Americana Boulevard, and **COB-3-23 (3969 & 3925 Lee Street)** – Proposed combination of lots of Lot 1 of the Kennedy Place Subdivision and Lot 25-C of the Mrs. W. D. Wall Subdivision into Lot 1-A, on property located at 3969 & 3925 Lee Street, Zachary, La 70791.

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

NAYS: None

ABSENT: Floyd

ABSTAINED: None

G. PLANNING

ITEM REMOVED FROM CONSENT AGENDA

1. Consent Agenda

- a. RESUB-5-23 (20499 Plank Road)** – Proposed resubdivision of Lot 2-A-7 into Lots 1-4 & 2-A-7-A of the Ike Bozeman Tract, on property located at 20499 Plank Road, Zachary, La 70791.

Commissioner Slaughter opened the PUBLIC HEARING at 7:45 p.m. Stephen LaCour, L and L Land Surveyor, was present to speak in favor of the resubdivision. Shelton Early, owner of the property, was

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present to speak in favor of the resubdivision. Clifton Pearson, Charles Floyd, Mark Myles, Mr. McCall, Mr. Coleman, were present to speak against the resubdivision expressed their concerns with the flooding in the area. There being no one else to speak in favor or against the resubdivision Commissioner Slaughter closed the PUBLIC HEARING at 8:10 p.m.

The motion was made by Commissioner Hilton

The motion was seconded by Commissioner Slaughter

To deny a recommendation of a **RESUB-5-23 (20499 Plank Road)** – Proposed resubdivision of Lot 2-A-7 into Lots 1-4 & 2-A-7-A of the Ike Bozeman Tract, on property located at 20499 Plank Road, Zachary, La 70791.

YEAS: Hilton, Slaughter, Price, Benzer, Peay

NAYS: None

ABSENT: Floyd, Scott (left meeting at 8:10 p.m.)

ABSTAINED: None

2. Old Business

3. New Business

- a. **Americana Phase 7.1 Plan Revision** – Proposed 56 lot preliminary plat to add two additional lots, on property located at 1122 Americana Boulevard

Commissioner Slaughter opened the PUBLIC HEARING at 8:15 p.m. John Thompson, GK Engineering, was present to speak in favor of the plan revision. There being no one else to speak in favor or against the plan revision Commissioner Slaughter closed the PUBLIC HEARING at 8:17 p.m.

The motion was made by Commissioner Peay

The motion was seconded by Commissioner Slaughter

To approve a recommendation of **Americana Phase 7.1 Plan Revision** – Proposed 56 lot preliminary plat to add two additional lots, on property located at 1122 Americana Boulevard.

YEAS: Hilton, Slaughter, Price, Benzer, Peay

NAYS: None

ABSENT: Floyd, Scott

ABSTAINED: None

D. READING OF THE MINUTES

1. Approval of minutes of the May 01, 2023, regular meeting, June 5, 2023, and approve them as written.

The motion was made by Commissioner Hilton

The motion was seconded by Commissioner Slaughter

To approve minutes of the May 01, 2023, regular meeting, June 5, 2023, and approve them as written.

YEAS: Hilton, Slaughter, Price, Benzer, Peay

NAYS: None

ABSENT: Floyd, Scott

ABSTAINED: None

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E. PRESENTATION OF DELEGATON

F. ANNOUNCEMENTS

- b. SP-2-23 (Hood Dental Expansion)** – Proposed 281sf addition to an existing building, on property located at 4455 Ridgeway Street, Zachary, La 70791

Commissioner Slaughter opened the PUBLIC HEARING at 8:21 p.m. Scott Ritter, Ritter Maher Architects, was present to speak in favor of the expansion. There being no one else to speak in favor or against the expansion. Commissioner Slaughter closed the PUBLIC HEARING at 8:22 p.m.

The motion was made by Commissioner Peay

The motion was seconded by Commissioner Slaughter

To approve a recommendation of **SP-2-23 (Hood Dental Expansion)** – Proposed 281sf addition to an existing building, on property located at 4455 Ridgeway Street, Zachary, La 70791.

YEAS: Hilton, Slaughter, Price, Benzer, Peay

NAYS: None

ABSENT: Floyd, Scott

ABSTAINED: None

H. REPORT OF THE CITY PLANNER

Bryant Dixon spoke and said that there will be Comprehensive plan updates coming in the near future, as well as workshops with Villavaso and Associates.

I. REPORT OF THE CHAIRMAN

Commissioner Slaughter reminded everyone to do their annual training.

J. ADJOURNMENT

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

Dana LeJeune Recording Secretary