

MINUTES
ZONING COMMISSION
CITY OF ZACHARY

Monday, August 16, 2023,

6:30 PM

A. CALL TO ORDER

Commissioner Slaughter called the meeting to order at 6:49 p.m., on Wednesday, August 16, 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

Christina Price

Thomas Scott

James Peay

Jason Floyd

ABSENT

Chris Hilton

Elizabeth Benzer

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 July 10, 2023, regular meeting, and August 07, 2023, and approve them as written.

The motion was made by Commissioner Floyd

The motion was seconded by Commissioner Scott

To approve the minutes of the July 10, 2023, regular meeting, and August 07, 2023, and approve them as written.

YEAS: Slaughter, Price, Scott, Peay, Floyd

NAYS: None

ABSENT: Hilton, Benzer

ABSTAINED: None

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- E. PRESENTATION OF DELEGATON**
- F. ANNOUNCEMENTS**
- G. ZONING**

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

- a. ZOI - 54299-SS - Proposed resubdivision of Lots X-1 and W-1 into Lots X-1-A, W-1-A & W-1-B, on property located on Liberty Road.**

The motion was made by Commissioner Scott

The motion was seconded by Commissioner Price

To approve to Remove a recommendation for a **ZOI - 54299-SS** - Proposed resubdivision of Lots X-1 and W-1 into Lots X-1-A, W-1-A & W-1-B, on property located on Liberty Road.

YEAS: Slaughter, Price, Scott, Peay, Floyd

NAYS: None

ABSENT: Hilton, Benzer

ABSTAINED: None

- b. ZOI - 54395-S Trivento Development - Proposed major subdivision preliminary plat for S-3-23 Trivento, for Lots T-1, T-2, T-3,T-4, and T-5 of the Goldie Hause Kizer Estate, on property located off Old Scenic Highway.**

Commissioner Slaughter opened a PUBLIC HEARING AT 6:53 P.M. Jeff Diamond, Quality Engineering, 18320 Hwy 42, Port Vincent, La, was present to speak in favor of the ZOI. There being no one else to speak in favor or against the ZOI commissioner Slaughter closed the PUBLIC HEARING at 7:02 p.m.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Peay

To approve a recommendation of objection for a **ZOI - 54395-S Trivento Development** - Proposed major subdivision preliminary plat for S-3-23 Trivento, for Lots T-1, T-2, T-3,T-4, and T-5 of the Goldie Hause Kizer Estate, on property located off Old Scenic Highway.

YEAS: Slaughter, Price, Peay, Floyd

NAYS: Scott

ABSENT: Hilton, Benzer

ABSTAINED: None

- c. ZOI - S-2-23 Keystone Square - proposed preliminary plat for a major subdivision, that includes 4 commercial tracts and 1st - 9th Filings (1,033 residential units), located off Old Scenic Highway.**

Commissioner Slaughter opened a PUBLIC HEARING AT 7:11 P.M. Jeff Diamond, Quality Engineering, 18320 Hwy 42, Port Vincent, La, was present to speak in favor of the ZOI. Mike Smith, Cherry Court, Zachary, La spoke against the ZOI saying that all of the new developments should connect to HWY 61. There being no one else to speak in favor or against the ZOI commissioner Slaughter closed the PUBLIC HEARING at 7:23 p.m.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Price

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To approve a recommendation of objection for a **ZOI - S-2-23 Keystone Square** - proposed preliminary plat for a major subdivision, that includes 4 commercial tracts and 1st - 9th Filings (1,033 residential units), located off Old Scenic Highway.

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

The motion was made by Commissioner Scott

The motion was seconded by Commissioner Floyd

To approve a recommendation of no objection for a **ZOI - S-2-23 Keystone Square** - proposed preliminary plat for a major subdivision, that includes 4 commercial tracts and 1st - 9th Filings (1,033 residential units), located off Old Scenic Highway.

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

- d. ZOI - SS-8-23 E. D. Annison Sr Place** - Proposed minor resubdivision of Tract B-4-A into Tracts B-4-A-1 and B-4-A-2, for property located off of Old Scenic Highway

Commissioner Slaughter opened a PUBLIC HEARING AT 7:30 P.M. Eddie Annison, 22345 Old Scenic Hwy, Zachary, was present to speak in favor of the resubdivision. There being no one else to speak in favor or against the ZOI commissioner Slaughter closed the PUBLIC HEARING at 7:31 p.m.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Floyd

To approve a recommendation of no objection for a **ZOI - SS-8-23 E. D. Annison Sr Place** - Proposed minor resubdivision of Tract B-4-A into Tracts B-4-A-1 and B-4-A-2, for property located off of Old Scenic Highway.

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

- e. Conditional Use Permit** – Home Based Business - 7234 Marshall Bond Drive.

The motion was made by Commissioner Floyd

The motion was seconded by Commissioner Slaughter

To Remove a **Conditional Use Permit** – Home Based Business - 7234 Marshall Bond Drive

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

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H. REPORT OF THE CITY PLANNER

I. REPORT OF THE CHAIRMAN

Commissioner Slaughter reminded everyone to complete the annual training.

J. ADJOURNMENT

The meeting was adjourned at 7:34

Dana LeJeune Recording Secretary

Mindy Slaughter, Chairwoman