

**MINUTES
PLANNING COMMISSION
Special Meeting
CITY OF ZACHARY**

Monday, January 7, 2019

6:00 PM

Members Present: Mr. John Dry, Mr. Michael Freeman, Mr. Hunter Landry, Mr. James Peay, Mr. Robert Snowden, Mr. Thomas Scott

Members Absent: None

Also Present: Mr. Marlon Lemond – Planning and Zoning/ Floodplain Manager
Ms. Tallie Langston-Planning and Zoning /Code Compliance
Mr. Ricky McDavid-City Assistant Attorney
Mr. John C. Hopewell – City Attorney
Mr. Stephen Villavaso – Villavaso and Associates
Mr. Fred Neal – Villavaso and Associates

A special meeting of the Zachary Planning Commission was held January 7, 2019 at 6:00 pm in the New City Hall. A quorum was present.

Commissioner Snowden offered the invocation and the Pledge of Allegiance was led by Commissioner Kline.

Minutes of the previous meeting:
Presentation of Delegation: none

Announcements:

Commissioner Kline reminded everyone of the inauguration ceremonies to be held on January 14, 2019 for those wishing to attend.

Planning

a. Old Business – None

b. New Business-

1. Site Plan- Superior Ford – Main Street

Mr. Neal presented this item; originally approved September 2015 but has expired; currently zoned CG; items discussed at technical review were vehicle display areas, lighting plan, landscaping plan- to be approved by the City of Zachary and Attorney before a final CO is to be issued.

Commissioner Kline Opened the Public Hearing at 6:03 PM.

Mr. Ken Jones, project architect and general contractor was present to speak in favor of this item and answer any questions. He clarified that the landscaping will be in before any certificate of occupancy is issued; they've provided extra parking and intend to have a distinction between outdoor vehicular display and regular parking.

Mr. Patrick Campbell, 3100 Fairway Drive, Baton Rouge of Superior Ford, was present to answer any questions.

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With no one to speak in opposition, the public hearing was closed at 6:07pm by Commissioner Kline.

The motion was made by Commissioner Landry and seconded by Commissioner Peay to recommend approval of the site plan for Superior Ford contingent upon satisfaction of the landscaping, parking and lighting requirements as determined by the City of Zachary officials and City Attorney.

ACTION: Motion Approved Vote: 7 Yeas, 0 Nays, 0 Absent, 0 Abstain

2. Annexation – Tract C of the Julius Johnson Estate (Flonacher Road)

Mr. Neal presented this item; explained the annexation zoning process- coming in as agriculture forestry- requiring a zoning change upon annexation.

There was no public hearing required for this item at this level, however, a public hearing was opened by Commissioner Kline at 6:16 pm to record any comments or discussions. Mr. Joe Amarillo, 1535 Pride Port Hudson, was present to speak in favor of this item and answer any questions; there is no development plan at this time; he is aware of the rezoning requirement.

With no one to speak in opposition, the public hearing was closed at 6:17 pm.

The motion was made by Commissioner Freeman and seconded by Commissioner Scott to recommend approval of the annexation of Tract C of the Julius Johnson Estate – Flonacher Road.

ACTION: Motion Approved Vote: 7 Yeas, 0 Nays, 0 Absent, 0 Abstain

Report of the City Planner: none

Report of the City UDC Consultant: None

Adjournment

With nothing further to discuss, Commissioner Landry motioned to adjourn the meeting. The motion was seconded by Commissioner Dry and approved by roll call vote. Meeting adjourned at 6:27 pm.

ACTION: Motion Approved Vote: 7 Yeas, 0 Nays, 0 Absent, 0 Abstain

Tallie Langston, Recording Secretary

Approved by: _____
Mr. William Kline, Chairman