

**MINUTES
PLANNING COMMISSION
CITY OF ZACHARY**

Thursday, January 10, 2019

6:30 PM

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

Members Absent: Mr. James Peay

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 Hopewell- City Attorney
Mr. Stephen Villavaso – Villavaso and Associates

A regular meeting of the Zachary Planning Commission was held January 10, 2019 at 6:30 pm in the New City Hall. A quorum was present.

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

Minutes of the previous meeting:

Commissioner Dry motioned to waive the reading of the minutes of the December 3, 2018 regular meeting and the January 7, 2019 special meeting and approve them as presented. The motion was seconded by Commissioner Landry and approved by roll call vote.

ACTION: Motion Approved Vote: 6 Yeas, 0 Nays, 1 Absent, 0 Abstain

Presentation of Delegation: None

Announcements: Commissioner Kline reminded everyone that the Inauguration ceremonies will be held January 14, 2019 at 7 pm; congratulations newly elected Councilman Landry.

Commissioner Kline reminded the board that this is a new year and the yearly ethics training is required; please get your certificates to Ms. Tallie upon completion.

Planning

a. Old Business – None

b. New Business-

1. **Site Plan – Americana – Garden Shed- Post Office**

Mr. Villavaso presented this item. He explained that this meets the standards required. We will also be requesting an updated master plan for this TND for the City's records

Commissioner Kline opened the PUBLIC HEARING at 6:35 pm.

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Andy Hursey, representing Enquist Developments, was present to speak in favor of this item and answer any questions. He explained that in addition to the garden shed and post office area, this would be used to store tables, chairs, seasonal decorative items for Americana and possibly a Bride's room to accommodate the weddings held at The Point.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 6:39 pm.

Commissioner Landry motioned to recommend **approval** of the Site Plan for Americana Garden Shed Post Office. The motion was seconded by Commissioner Snowden and approved by roll call vote.

ACTION: Motion Approved Vote: 6 Yeas, 0 Nays, 1 Absent, 0 Abstain

2. Site Plan – Days Inn – Hwy 19

Mr. Villavaso presented this item. He explained this is a site plan based on 1.24 acres, BP zoning, updated parking, lighting, bufferyard, landscape surface ratio – have all been met and are compliant.

Commissioner Kline opened the PUBLIC HEARING at 6:43 pm.

Teresa Cop, Attorney for Patel Construction, Carney Road, Zachary, was present to answer any questions.

Mr. Pete Patel, Patel Construction, was also present to speak in favor of this item and answer any questions.

Mr. Patel explained they added a 6 ft cedar fence, lighting to focus down to the lot not the neighbors, this is 49 rooms, 59 parking spaces, there will be an owner/operator living on premises in a 3 bedroom apartment under the same roof as the hotel as security, as well as 24 hour staff; he did add that they would not have a problem making the fence 8 feet if necessary.

Discussions were had regarding the elevations, section 11.502B of the UDC regarding 360 architecture; Mr. Patel agreed to add some windows in the areas noted by the commission; intend to carry the architecture around the building as per standards for Days Inn.

Mary Williams, 5143 Old Slaughter Road, was present to speak in opposition of this item; her issues were cited as children playing on the street, busses coming through the narrow streets, traffic on Hwy 19 and the need for a traffic light.

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Marla Hebert, 5422 Harlem Street, 5432 Harlem Street, was present to speak in opposition of this item; citing changing of hands or owners of the hotel, current lot not being kept up and cut.

Ronnie Elsey, 4839 Old Slaughter Road, was present to speak in opposition of this item; his issues were cited as traffic on Hwy 19, drainage in the area especially with new developments, and water in general.

Renae White, 5440 Cathcart Lane, was present to speak in opposition of this item; citing no need for a hotel.

Dorothy Harris White, Old Slaughter Road, was present to speak in opposition of this item; asked why we need a hotel there, cited traffic as a concern.

Larry White, 912 Meadow Glen, was present to speak in opposition of this item; questions regarding traffic study for the area and drainage study for the area and maintaining structural integrity of the building after it is built.

With no additional requests to speak, Commissioner Kline declared the PUBLIC HEARING closed at 7:09 pm.

Commissioner Landry motioned to recommend **approval** of the Site Plan for Days Inn, contingent on compliance with section 11.502B of the UDC . The motion was seconded by Commissioner Snowden and approved by roll call vote.

ACTION: Motion Approved Vote: 6 Yeas, 0 Nays, 1 Absent, 0 Abstain

Report of the City Planner: none

Report of the City UDC Consultant: none

Adjournment

With nothing further to discuss, Commissioner Scott motioned to adjourn the meeting. The motion was seconded by Commissioner Dry and approved by roll call vote. Meeting adjourned at 7:16 pm.

ACTION: Motion Approved Vote: 6 Yeas, 0 Nays, 1 Absent, 0 Abstain

Tallie Langston, Recording Secretary

Approved by: _____
Mr. William Kline, Chairman