

**MINUTES  
PLANNING COMMISSION  
CITY OF ZACHARY**

**Monday, February 4, 2019**

**6:30 PM**

Members Present: Mr. Michael Freeman, Mr. William Kline, Mr. James Peay, Mr. Thomas Scott, Mr. Robert Snowden, Mr. Tommy Womack

Members Absent: Mr. John Dry

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  
Mr. Fred Neal – Villavaso and Associates

A regular meeting of the Zachary Planning Commission was held February 4, 2019 at 6:30 pm in the New City Hall. A quorum was present.

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

**Minutes of the previous meeting:**

Commissioner Scott motioned to waive the reading of the minutes of the January 7 special meeting and regular meeting January 10, 2019 and approve them as presented. The motion was seconded by Commissioner Snowden and approved by roll call vote.

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

**Presentation of Delegation:** None

**Announcements:** Commissioner Kline reminded everyone the yearly ethics training is required; please get your certificates to Ms. Tallie upon completion.

**Planning**

a. Old Business – None

1. **Final Plat – Meadow View, Phase 2, Part 1 and Phase 3, Part 1**  
(previously deferred at applicant's request)

Mr. Neal presented this item. He explained that this was deferred at the applicant's request; meets the standards required.

Commissioner Kline opened the PUBLIC HEARING at 8:12 pm.

Talene Kaltakjian, CSRS, was present to speak in favor of this item and answer any questions. She explained this is 63 total lots tying in to phase 1 and Flonacher Road; it is zoned RS.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 8:16 pm.

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Discussion was had regarding infrastructure and drainage.

Mr. Chris Davezac, Public Works Director, was present to answer any questions and let the commissioners know it is ready and they've met the design standards.

Commissioner Womack motioned to recommend **approval** of the **Final Plat – Meadow View, Phase 2, Part 1 and Phase 3, Part 1**. The motion was seconded by Commissioner Peay and approved by roll call vote.

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

b. New Business-

1. **Site Plan – Preliminary Plat – Wicker Place Subdivision**

At the applicant's request, this item is tabled to March 11.

Commissioner Kline motioned to Table – Site Plan – Wicker Place Subdivision at the Applicant's request. The motion was seconded by Commissioner Womack and approved by roll call vote.

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

Election of Officers:

A motion to accept the nomination of Commissioner Kline as Chairman was made by Commissioner Womack and seconded by Commissioner Freeman.

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

A motion to accept the nomination of Commissioner Freeman as Vice Chairman was made by Commissioner Snowden and seconded by Commissioner Peay.

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

A motion to accept Commissioner Scott as Secretary was made by Commissioner Peay and seconded by Commissioner Womack.

**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**

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**Adjournment**

With nothing further to discuss, Commissioner Womack motioned to adjourn the meeting. The motion was seconded by Commissioner Scott and approved by roll call vote. Meeting adjourned at 8:26 pm.

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

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Tallie Langston, Recording Secretary

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