

**MINUTES  
ZONING COMMISSION  
CITY OF ZACHARY**

**Monday, March 5, 2018**

**6:30 PM**

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

Members Absent: None

Also Present: Mrs. Amy Schulze-Planning and Zoning Director/Code Compliance  
Mr. Ricky McDavid-City Assistant Attorney.

A regular meeting of the Zachary Zoning Commission was held February 5, 2018 at 6:30 pm in the New City Hall. A quorum was present.

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

**Minutes of the previous meeting:**

Commissioner Landry motioned to waive the reading of the minutes of the February 5, 2018 meeting and approve them as presented. The motion was seconded by Commissioner Thornton and approved by roll call vote.

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

**Presentation of Delegation:** None

**Announcements:** Commissioner Kline reminded the commission about the passing of Mayor Amrhein's mother, Ethel, and the service location and times.

**Zoning**

a. Old Business – None

b. New Business-

**1. Conditional Use- Alcohol** – 20103 Old Scenic Hwy, Building 4, Suite A  
(PJ's Coffee)

Owner: Old Scenic Builders #4 Investment, LLC

Applicant: KL and AM Holdings, LLC

Mrs. Amy Schulze presented this item. She explained this is a request for wine and beer to be a more full service facility; the distance from the school is over what is required.

Commissioner Kline opened the PUBLIC HEARING at 6:33 pm.

LaCour Miller, 217 Amelia Street, Gretna, was present to speak in favor of this item and answer any questions; He is one of four owners. Discussions were had regarding hours of operation and the possibility of opening a little earlier.

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This is consistent with the initial proposal.

Commissioner Kline declared the PUBLIC HEARING closed at 6:36 pm.

Commissioner Freeman motioned to recommend **approval** of Conditional Use- Alcohol for 20103 Old Scenic Hwy, Building 4, Suite A - PJ's Coffee.

The motion was seconded by Commissioner Scott and approved by roll call vote.

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

**2. Conditional Use- Cell Phone Tower** – 1555 Mt. Pleasant -Fellowship Church property.

Owner: William Hornsby, Fellowship Church

Applicant: Jason Lillo, Integrisite

Mrs. Amy Schulze presented this item. She explained this is a request for a cell tower. She explained that this will have to meet landscape requirements and access would be from Leviticus, just to the tower and not through the property.

Commissioner Kline opened the PUBLIC HEARING at 6:40 pm.

Jason Lillo, 809 Hodge Watson, Calhoun, a representative from ATT, was present to speak in favor of this item and answer any questions. He explained that this is a stealth design and can be added to or rebuilt in the future.

Michael Lavespear, ATT Engineer for the project, created map of coverage, was present to speak in favor of this item and answer any questions. He explained that other carriers can add to this tower in the future; there will be a gate at the end of Leviticus to control access rather than have complete open access.

Heidi Nelson, Dawnsville, was present to speak in favor of this item and answer any questions.

Discussions were had regarding setting the surety bond for the project.

Surety bond was set at 10% of project cost by the commission.

With no opposition, Commissioner Kline closed the Public Hearing at 6:52 pm.

Commissioner Landry motioned to recommend approval of Conditional Use – Cell Phone Tower – 1555 Mt. Pleasant- Fellowship Church Property with a 10% Surety Bond. The motion was seconded by Commissioner Dry and approved by roll call vote.

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

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**3. Rezoning-** 67.3 Acres of the Jerry McHugh Law Property in Sections 43 and 45, T4S-R-1E, Greensburg Land District, East Baton Rouge Parish, From AF to RS  
Owner: Step 12 LLC  
Applicant: Michael Caccavo

Mrs. Amy Schulze presented this item. She explained this is a rezoning request; this is the property that has recently requested annexation into our City, it's in the 30 day period of completion.

Commissioner Kline opened the PUBLIC HEARING at 7:02 pm.  
Michael Caccavo, 2526 N. Turnberry, was present to speak in favor of this item and answer any questions. He explained this was a preliminary step to development after annexation; possibly 38 lots from .75 to 2.5 acres per lot.

With no opposition, Commissioner Kline closed the Public Hearing at 7:06 pm.

Commissioner Thornton motioned to recommend approval of rezoning of 67.3 Acres of the Jerry McHugh Law Property in Sections 43 and 45, T4S-R1E, GLD, EBRP.  
The motion was seconded by Commissioner Landry and approved by roll call vote.  
**ACTION: Motion Approved Vote: 7 Yeas, 0 Nays, 0 Absent, 0 Abstain**

Zone of Influence 1. EBR Item # 50665-SS – Subdivision of Tract 1-B-1-A-3-A-1-A-1 into 3 lots (1-B-1-A-3-A-1-A-1-A, 1-B-1-A-3-A-1-A-1-B, and 1-B-1-A-3-A-1-A-1-C)

Mrs. Amy Schulze presented this item and explained this is the property behind the current Our Lady Of the Lake After Hours on Old Scenic; there was no additional information available for this item.

A public hearing is not required for Zone of Influence items.

A motion was made by Commissioner Kline to recommend no objection to EBR Item #50665-SS – Subdivision of Tract 1-B-1-A-3-A-1-A-1 into 3 lots (1-B-1-A-3-A-1-A-1-A, 1-B-1-A-3-A-1-A-1-B, and 1-B-1-A-3-A-1-A-1-C). The motion was seconded by Commissioner Snowden.

**ACTION: Motion “No Objection” Vote: 4 Yeas, 3 Nays, 0 Absent, 0 Abstain**

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Zone of Influence 2. EBR Item # 50619-SS – Resubdivision Plat of Lot X into X-1, X-2, X-3 of the Marshall Bond Tract, Sections 63 & 66, T4S-R1W, EBRP, GLD for Mary Elizabeth Simms Guy

Mrs. Amy Schulze presented this item and explained the location of this property is near Hwy 61 off Flanacher Road.

A public hearing is not required for Zone of Influence items.

A motion was made by Commissioner Snowden to recommend no objection to EBR Item # 50619-SS – Resubdivision Plat of Lot X into X-1, X-2, X-3 of the Marshall Bond Tract, Sections 63 & 66, T4S-R1W, EBRP, GLD for Mary Elizabeth Simms Guy. The motion was seconded by Commissioner Scott.

**ACTION: Motion “No Objection” Vote: 7 Yeas, 0 Nays, 0 Absent, 0 Abstain**

**Report of the City Planner:** None

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**Adjournment**

With nothing further to discuss, Commissioner Thornton motioned to adjourn the meeting. The motion was seconded by Commissioner Landry and approved by roll call vote. Meeting adjourned at 7:21 pm.

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

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Tallie Langston, Recording Secretary

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