

**MINUTES
PLANNING COMMISSION
CITY OF ZACHARY**

Monday, March 11, 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 March 11, 2019 at 8:29 pm in the New City Hall. A quorum was present.

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

Minutes of the previous meeting:

Commissioner Womack motioned to waive the reading of the minutes of the February 4, 2019 regular meeting and approve them as presented. The motion was seconded by Commissioner Scott and approved by roll call vote.

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

Presentation of Delegation: None

Announcements:

READING OF CITY POLICY RELATIVE TO OPEN MEETINGS

Before proceeding with the meeting, Commissioner Kline read a statement into the record regarding the Open Meetings Law, and citizens' right to participate in public meetings. The statement set forth general rules of conduct of the public meeting.

Planning

a. Old Business –

1. **Site Plan- Preliminary Plat – Wicker Place Subdivision**
(tabled at applicant's request – February 4, 2019)

This item was withdrawn at the applicant's request. They have submitted a new application.

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b. New Business-

1. Site Plan – Final Plat – Meadow View, Phase 2, Part 2 and Phase 3, Part 2

This item is deferred for one month at the applicant's request to April 2019

2. Site Plan – Preliminary Plat – Fountain View Estates

Mr. Neal presented this item. He explained this is a preliminary plat for a subdivision request located on Lower Zachary Road; lots 9 and 10 are separated by an existing lot and this meets Section 14.505 of the UDC.

Commissioner Kline opened the PUBLIC HEARING at 8:39 pm.

Suzi Gautreaux, 23524 Sunnyside Lane, was present to speak in favor of this item and as representative of the buyer and seller.

Rudy Simco with McLin Taylor was present to speak in favor of this item and answer any questions.

Discussions were had regarding future connectivity, density calculations, open space, traffic impact, fire access.

Nolan Wyatt, 5384 Lower Zachary, was present to speak, "not necessarily in opposition", with questions about the fence height for the bufferyard requirements.

Charles Abbott, Shaw Cemetary Road, was present to speak in opposition of this item. Some issues were low road point, limited visibility, single access, safety.

Ted Wicker, 5880 Lower Zachary Road, was present to speak in opposition of this item citing access point and roads.

With no one additional to speak, Commissioner Kline declared the PUBLIC HEARING closed at 9:02 pm.

Commissioner Snowden motioned to **Table** the **Site Plan- Preliminary Plat – Fountain View Estates**. The motion was seconded by Commissioner Peay and approved by roll call vote.

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

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3. Site Plan – Preliminary Plat revision – The Reserve (Pride Port Hudson Road)

Mr. Neal presented this item. He explained this is zoned RS; this has been previously approved, but they are asking to add six lots to the original plan.

Commissioner Kline opened the PUBLIC HEARING at 9:17 pm.

Michael Caccavo, 2526 N. Turnberry, was present to speak in favor of this item and answer any questions.

Mary Landry, Hagen Drive, was present to speak in opposition of this item citing drainage and traffic as issues.

Commissioner Kline declared the PUBLIC HEARING closed at 9:22 pm.

Commissioner Freeman motioned to **approve** the **Site Plan – Preliminary Plat revision – The Reserve (Pride Port Hudson Road)**. 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

4. Resubdivision – Lot 2-A of the Montegudo Property – Zachary Commercial Park into Lots 2-A-1 and 2-A-2

Mr. Neal presented this item. He explained this property has been resubbed previously and this is splitting a larger lot for development.

Commissioner Kline opened the PUBLIC HEARING at 9:25 pm.

David Patterson, 6730 Exchequer Drive, Landsource, was present to speak in favor of this item and answer any questions.

Nick Fakouri, owner, was present.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 9:26 pm.

Commissioner Kline motioned to **approve** the **Resubdivision – Lot 2-A of the Montegudo Property – Zachary Commercial Park into Lots 2-A-1 and 2-A-2**. 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

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4. Site Plan – Final Plat- Olde Oaks at Zachary

Mr. Neal presented this item. This meets the requirements for a townhome development.

Commissioner Kline opened the PUBLIC HEARING at 9:27 pm.

Oscar Zeringue, 298 Highland Meadows, Jackson, was present to speak in favor of this item and answer any questions.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 9:28 pm.

Commissioner Womack motioned to Approve the **Site Plan – Final Plat- Olde Oaks at Zachary** The motion was seconded by Commissioner Kline and approved by roll call vote.

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

5. Resubdivision – Lots 119-A and 119-B into Lots 119-A-1 and 119-B-1 of Little Farms (Jersey Drive @ Lower Zachary)

This item is deferred at the staff's request to a future date.

6. Site Plan – Preliminary Plat- Adalyn Trails

This item is Tabled at the applicant's request.

7. Site Plan – Americana 5-B

Mr. Neal presented this item. This will be 79 lots in Americana.

Commissioner Kline opened the PUBLIC HEARING at 9:30 pm.

David Patterson, 6730 Exchequer Drive, Landsource, was present to speak in favor of this item and answer any questions.

Joseph Marino, DDG was present to answer any questions.

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Mr. Patterson and Mr. Marino stated this is compliant with the TND master plan for Americana.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 9:31 pm.

Commissioner Womack motioned to Approve the **Site Plan – Americana 5-B** 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

Report of the City Planner: none

Report of the City UDC Consultant: none

Report of the Chairman: None

Adjournment

With nothing further to discuss, Commissioner Scott motioned to adjourn the meeting. The motion was seconded by Commissioner Womack and approved by roll call vote. Meeting adjourned at 9:38 pm.

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

Tallie Langston, Recording Secretary

Approved by: _____
Mr. William Kline, Chairman