

**MINUTES
PLANNING COMMISSION
CITY OF ZACHARY**

Monday, April 1, 2019

6:30 PM

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

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. Stephen Villavaso – Villavaso and Associates
Mr. Fred Neal – Villavaso and Associates

A regular meeting of the Zachary Planning Commission was held April 1, 2019 at 7:14 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 Womack motioned to waive the reading of the minutes of the March 11, 2019 regular meeting and approve them as presented. The motion was seconded by Commissioner Freeman and approved by roll call vote.

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

Presentation of Delegation: None

Announcements: None

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.

Zoning

a. Old Business –

1. Site Plan – Preliminary Plat – Fountain View Estates (Tabled March 11, 2019)

Mr. Neal presented this item; explaining this is a proposed subdivision development of 75 lots on 25 acres; this is currently RS and this is also RS on the future land use.

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Commissioner Kline opened the public hearing at 7:17 pm.

Dennis Pennington was present to represent the project and answer questions.

Rudy Cinko, McLin Taylor, was present to answer any questions.

Ted Hicks, 2518 Bocage Lake Drive, was present to answer questions

Suzi Gautreaux, 23525 Sunnyside Lane, was present to answer questions

Discussions were had regarding gross and net density with reference to Table 2.201 of the UDC, the density and open space calculations not being on the plat provided and the number of lots that will be in AE flood zone.

With no one to speak in opposition, Commissioner Kline closed the public hearing at 7:28pm.

Commissioner Womack motioned to **approve the Site Plan – Preliminary Plat – Fountain View Estates- with a note to the Council: the calculations were not proven on the plat for gross and net density and open space.** The motion was seconded by Commissioner Kline and approved by roll call vote.

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

b. New Business-

1. Site Plan – ABG Caulking and Waterproofing – 8601 Main Street

Mr. Neal presented this item. He explained this has been rezoned to BP in March for this purpose of a contractor's office.

Commissioner Kline opened the PUBLIC HEARING at 7:31 pm.

Amy Schulze, NTB Associates, 8643 Main Street, was present to speak in favor of this item and answer any questions. NTB is the engineers for this project and the neighbor. She explained this will comply with the 360 architecture and is designed to work with or without the installation of Superior Way Road.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 7:36 pm.

Commissioner Womack motioned to **approve the Site Plan – ABG Caulking and Waterproofing – 8601 Main Street.** The motion was seconded by Commissioner Peay and approved by roll call vote.

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

2. Site Plan – Final Plat – Fairview Gardens, First Filing (Flonacher Road)

Mr. Neal presented this item. He explained this is a 76 lot final plat for the first filing.

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Commissioner Kline opened the PUBLIC HEARING at 7:35 pm.

Geoff Wilson, Sigma Consulting, was present to speak in favor of this item and answer any questions.

He explained they had a few minor clean up items and had their final inspection on March 13th.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 7:36 pm.

Commissioner Womack motioned to **approve** the Site Plan- Final Plat – Fairview Gardens, First Filing (Flonacher Road). The motion was seconded by Commissioner Freeman and approved by roll call vote.

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

Report of the City Planner: 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 7:47 pm.

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

Tallie Langston, Recording Secretary

Approved by: _____

Mr. William Kline, Chairman