

MINUTES
PLANNING COMMISSION
CITY OF ZACHARY

Monday, May 02, 2022

6:30 PM

A. CALL TO ORDER

Commissioner Kline called the meeting to order at 6:30 p.m., on Monday, May 02, 2022, at the Zachary City Hall located at 4700 Main Street, Zachary, LA

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation by Commissioner Hilton
Pledge of Allegiance by Commissioner Kline

C. OPENING PROCEEDURES

1. ROLL CALL

MEMBERS PRESENT

Laura Freeman
Mindy Slaughter
William Kline
Chris Hilton
Russell Jones
Scott Reitzell

ABSENT

Christina Price

2. READING OF CITY POLICY RELATIVE TO OPEN MEETINGS

An opportunity for public comment shall be observed before a vote is taken on any agenda item. Once recognized by the presiding officer, the person afforded the floor, shall identify the agenda item upon which he or she wishes to provide comment and shall limit his or her comments to matters that are strictly relevant to that agenda item. Commentary shall not exceed three (3) minutes per person. No dialogue between Planning and Zoning board members and the public shall be permitted at these meetings, except to clarify the nature of questions and/or comments. The presiding officer reserves the right to limit and/or terminate any commentary when deemed necessary or outside of public decorum.

3. CHANGES/ADDITIONS TO THE AGENDA

The motion was made by Commissioner Freeman

The motion was seconded by Commissioner Kline

To approve to amend the agenda to move 3A down on the agenda.

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YEAS: Freeman, Kline, Hilton, Slaughter, Jones, Reitzell
NAYS: None
ABSENT: Price
ABSTAINED: None

D. READING OF THE MINUTES

1. Approval of minutes of the April 04, 2022, regular meeting and approve them as written.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Freeman

To approve the minutes of the April 04 2022, regular meeting and approve them as written.

YEAS: Freeman, Kline, Hilton, Slaughter, Jones, Reitzell
NAYS: None
ABSENT: Price
ABSTAINED: None

E. PRESENTATION OF DELEGATON

F. ANNOUNCEMENTS

G. PLANNING

1. Consent Agenda

- a. Minor Subdivision - 3851 Shaffett Lane

- b. Minor Subdivision – 3820 Church Street

The motion was made by Commissioner Hilton

The motion was seconded by Commissioner Slaughter

To approve the consent agenda items.

YEAS: Freeman, Kline, Hilton, Slaughter, Jones, Reitzell
NAYS: None
ABSENT: Price
ABSTAINED: None

- c. Minor Subdivision – F. A. Wallis Tract

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Kline

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To approve the Minor Subdivision – F. A. Wallis Tract.

YEAS: Freeman, Kline, Hilton, Slaughter, Jones, Reitzell

NAYS: None

ABSENT: Price

ABSTAINED: None

ALTER AGENDA

- c. Land Development Site Plan – 4600 Lee Street – Sno Biz

Commissioner Kline opened the PUBLIC HEARING at 7:29 p.m. Jean Woodside, 20456 Samuels Road, was present to speak in favor of the Land Development site plan. There being no one else to speak in favor or against the Zoning Map Change Commissioner Kline closed the PUBLIC HEARING at 7:30 p.m.

The motion was made by Commissioner Jones

The motion was seconded by Commissioner Slaughter

To approve the Land Development Site Plan – 4600 Lee Street – Sno Biz.

YEAS: Freeman, Kline, Hilton, Slaughter, Jones, Reitzell

NAYS: None

ABSENT: Price

ABSTAINED: None

- e. Minor Subdivision – Benny’s Carwash – 2400-2500 Church Street

Commissioner Kline opened the PUBLIC HEARING at 7:36 p.m. Kyle Haigler, SJB Group, was present to speak in favor of the Minor Subdivision. Mr. Normand Chenevert, Chenevert Architect, was present to speak in favor of the Minor Subdivision. There being no one else to speak in favor or against the Minor Subdivision Commissioner Kline closed the PUBLIC HEARING at 7:39 p.m.

The motion was made by Commissioner Kline

The motion was seconded by Commissioner Slaughter

To approve the Minor Subdivision – Benny’s Carwash – 2400-2500 Church Street into two lots.

YEAS: Freeman, Kline, Hilton, Slaughter, Jones, Reitzell

NAYS: None

ABSENT: Price

ABSTAINED: None

- d. Major Subdivision – Pearl Hickman Tract – 3224 Pope Road

The motion was made by Commissioner Freeman

The motion was seconded by Commissioner Kline

To defer the Major Subdivision – Pearl Hickman Tract – 3224 Pope Road until the June meeting.

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YEAS: Freeman, Kline, Hilton, Slaughter, Jones, Reitzell
NAYS: None
ABSENT: Price
ABSTAINED: None

f. Land Development Site Plan – Benny’s Carwash
Commissioner Kline opened the PUBLIC HEARING at 7:46 p.m. Kyle Haigler, SJB Group, was present to speak in favor of the Land Development Site Plan. There being no one else to speak in favor or against the Land Development Site Plan Commissioner Kline closed the PUBLIC HEARING at 7:49 p.m.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Hilton

To approve the Land Development Site Plan – Benny’s Carwash with the sign being a monument sign.

YEAS: Freeman, Kline, Hilton, Slaughter, Jones, Reitzell
NAYS: None
ABSENT: Price
ABSTAINED: None

RETURN TO REGULAR ORDER

a. Election of Officers

The motion was made by Commissioner Freeman

The motion was seconded by Commissioner Jones

To approve Commissioner Kline as the 2022 Chairman.

YEAS: Freeman, Kline, Hilton, Slaughter, Jones, Reitzell
NAYS: None
ABSENT: Price
ABSTAINED: None

The motion was made by Commissioner Freeman

The motion was seconded by Commissioner Jones

To approve Commissioner Reitzell as the 2022 Vice Chairman.

YEAS: Freeman, Kline, Hilton, Slaughter, Jones, Reitzell
NAYS: None
ABSENT: Price
ABSTAINED: None

The motion was made by Commissioner Freeman

The motion was seconded by Commissioner Jones

To approve Commissioner Slaughter as the 2022 Secretary.

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YEAS: Freeman, Kline, Hilton, Slaughter, Jones, Reitzell
NAYS: None
ABSENT: Price
ABSTAINED: None

RETURN TO REGULAR ORDER

- 2. Old Business**
- 3. New Business**

- b. Preliminary Plat – Lake Mill Subdivision
The motion was made by Commissioner Freeman
The motion was seconded by Commissioner Slaughter

To defer the Preliminary Plat – Lake Mill Subdivision until the June meeting.

YEAS: Freeman, Kline, Hilton, Slaughter, Jones, Reitzell
NAYS: None
ABSENT: Price
ABSTAINED: None

- H. REPORT OF THE CITY PLANNER**
- I. REPORT OF THE CITY UDC CONSULTANT**
- J. REPORT OF THE CHAIRMAN**
- K. ADJOURNMENT**

The meeting was adjourned at 7:52 p.m.

Dana LeJeune Recording Secretary

Approved by: _____
Mr. William Kline, Chairman