

**MINUTES
PLANNING COMMISSION
CITY OF ZACHARY**

Monday, May 6, 2019

6:30 PM

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

Members Absent: Mr. Tommy Womack

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 May 6, 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 Dry motioned to waive the reading of the minutes of the April 1, 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: 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 – Amended 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 6:42 pm.

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

Discussions were had regarding lot variations, added close to 5 acres to meet requirements, turnaround access for emergency vehicles at the South end of Fountainview.

With no one to speak in opposition, Commissioner Kline closed the public hearing at 6:45pm.

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

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

b. New Business-

1. Site Plan – Verizon Cell Tower (2010 Church Street)

Mr. Neal presented this item. He explained this is 6.67 acres; CG zoning; rear of the library.

Commissioner Kline opened the PUBLIC HEARING at 6:52 pm.

Ryan Shahan, Verizon, was present to speak in favor of this item and answer any questions.

Discussions were had regarding a surety bond for cessation of use removal, location, capacity and signal.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 7:10 pm.

Commissioner Peay motioned to **approve** the **Site Plan – Verizon Cell Tower- 2010 Church Street- pending a surety bond for removal**. The motion was seconded by Commissioner Kline and approved by roll call vote.

ACTION: Motion Approved Vote: 5 Yeas, 1 Nays, 1 Absent, 0 Abstain

2. Annexation – Lot 7 and 6A of the E. B. Harrell Estate – Rollins Road

Mr. Neal presented this item. He explained this is a 105 acre tract on Rollins Road currently not inside of our city limits, requesting annexation.

Commissioner Kline opened the PUBLIC HEARING at 7:15 pm.

Mickey Robertson, MR Engineering, was present to speak in favor of this item and answer any questions.

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He explained that this property is zoned rural in East Baton Rouge Parish and the intent is to come back with a rezone request for RS after annexation for single family residential development.

Mr. James Kent, 3608 Rollins Road, was present to speak in opposition of this annexation. He cited adding people to an already crowded area of town, more busses and cars.

With no one else to speak, Commissioner Kline declared the PUBLIC HEARING closed at 7:22 pm.

Commissioner Scott motioned to **approve** the Annexation of Lot 7 and 6A of the E. B. Harrell Estate- Rollins Road. 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

Report of the City Planner: none

Report of the Chairman: None

Adjournment

With nothing further to discuss, Commissioner Dry motioned to adjourn the meeting. The motion was seconded by Commissioner Scott and approved by roll call vote. Meeting adjourned at 7:25 pm.

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

Tallie Langston, Recording Secretary

Approved by: _____
Mr. William Kline, Chairman