

**MINUTES
PLANNING COMMISSION
CITY OF ZACHARY**

Monday, May 7, 2018

6:30 PM

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

Members Absent: Mr. Michael Freeman

Also Present: Ms. Tallie Langston-Planning and Zoning /Code Compliance
Mr. Ricky McDavid-City Assistant Attorney
Mr. John Hopewell- City Attorney
Mr. Stephen Villavaso
Mr. Fred Neal

A regular meeting of the Zachary Planning Commission was held May 7, 2018 at 6:30 pm in the New City Hall. A quorum was present.

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

Minutes of the previous meeting:

Commissioner Thornton motioned to waive the reading of the minutes of the April 2, 2018 meeting and approve them as presented. The motion was seconded by Commissioner Dry and approved by roll call vote.

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

Presentation of Delegation: None

Announcements: Commissioner Kline recognized Ms. Langston's recent induction into the academic honor society, Phi Theta Kappa, for maintaining a 3.55 gpa while working full time for us, in addition to her planning and zoning work and being a full time single mom and getting ready for her oldest son's first child, due in June, which will make her a grandmother. The induction was held April 18th.

Planning

a. Old Business –

1. **Site Plan**– Days Inn – Hwy 19 @ St. Louis St.

Owner/Applicant: Pino Patel/Patel Construction

(This item was deferred from March at the owner/applicant's request; this was tabled in April 2018.)

Mr. Villavaso presented this item and explained the deferral was at the owner's request; haven't received revised plans or other communication; they have not requested a deferral.

Without opening a public hearing, a motion was made by Commissioner Kline to give notice that if the required information is not received in 30 days, before the next meeting,

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this item will be on the June agenda and will be up for a vote. The motion was seconded by Commissioner Landry.

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

b. New Business-

1. Final Plat – revision 1- Meadow View Subdivision, Phase

Owner/Applicant: D. R. Horton – Gulf Coast

Mr. Villavaso with Mr. Neal presented this item. They explained this final plat has already been recorded; this is renumbering some lots and creating more open space.

Commissioner Kline opened the PUBLIC HEARING at 6:39 pm.

Brandon Hebron, CSRS, 6767 Perkins Road, engineer representing D. R. Horton, was present to speak in favor of this item and answer any questions. He explained this a clean-up, adding 5 feet, added setbacks, and pump station tract for dedication to the parish at a later date.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 6:40 pm.

Commissioner Thornton motioned to recommend **approval** of final plat – Meadow View Subdivision, Phase 1. 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

2. Preliminary Plat – The Reserve

(67.3 Acres – The Jerry McHugh Law Property)

Owner/Applicant: Michael Caccavo/ Step 12, LLC

Mr. Villavaso presented this item. He explained this is an RS zoning, this is an appropriate use, the density is ok at 39 lots, the setbacks and width meet standards for RS.

Commissioner Kline opened the PUBLIC HEARING at 6:42 pm.

John Watson, 11580 Lakeland Drive, was present to speak in favor of this item and answer any questions. He explained the use of a traffic calming circle, the pond below lot

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34 is part of the drainage design without blocking Indian Bayou. The need to preserve the wetlands and not disturb them is priority in the design.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 6:53 pm.

Commissioner Landry motioned to recommend **approval** of the preliminary plat – The Reserve. The motion was seconded by Commissioner Dry and approved by roll call vote.

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

(Mr. Freeman was present at 6:54 pm)

3. Site Plan – Premier Collision – 20201 Machost Road

Owner/Applicant: Jason Brown

Mr. Villavaso presented this item. He explained there is a variance for a metal building going before the council; other than the pending variance, this meets the standards in all other respects.

Commissioner Kline opened the PUBLIC HEARING at 7:05 pm.

Jason Brown, business owner at 20201 Machost Road, was present to speak in favor of this item and answer any questions. He explained that this will match the existing building; they just need more room.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 7:08 pm.

Commissioner Dry motioned to recommend **approval** of the Site Plan for Premier Collision – 20201 Machost Road, contingent on variance approval. 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

Please note: The variance for a metal building was approved by Council on April 24, 2018. All discussions, motions and votes were held with the information that the variance was not yet heard on the council level. tsl.

4. Introduction of Ordinance 2018-12; annexation of State Route LA 64 from Barnett Road to State Route LA 964.

Mr. Hopewell presented this item and explained the extent of the proposed annexation; this would be the annexation of the road, not properties north or south.

A motion was made by Commissioner Kline and seconded by Commissioner Landry to accept and approve a recommendation Ordinance 2018-12; Annexation of State Route La 64 from Barnett Road to State Route LA 964.

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

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At the request of Mr. Villavaso, the Report of the City Planner and the Report of the City UDC Consultant will be combined and moved to the end of the Zoning meeting.

Report of the City Planner:

Report of the City UDC Consultant:

Adjournment

With nothing further to discuss, Commissioner Thornton motioned to adjourn the meeting. The motion was seconded by Commissioner Dry and approved by roll call vote. Meeting adjourned at 7:17 pm.

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

Tallie Langston, Recording Secretary

Approved by: _____
Mr. William Kline, Chairman