

**MINUTES
PLANNING COMMISSION
CITY OF ZACHARY**

Monday, June 4, 2018

6:30 PM

Members Present: Mr. Michael Freeman, Mr. William Kline, Mr. Hunter Landry, Mr. Thomas Scott, Mr. Earl Thornton

Members Absent: Mr. John Dry, Mr. Robert Snowden

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 June 4, 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 May 7, 2018 meeting and approve them as presented. The motion was seconded by Commissioner Landry and approved by roll call vote.

ACTION: Motion Approved Vote: 5 Yeas, 0 Nays, 2 Absent, 0 Abstain

Presentation of Delegation: None

Announcements: None

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. Kline explained that this item has been deferred by both the owners and the commission; no additional information was received by the Planning and Zoning Office; this item is on the agenda for a motion to the council.

Commissioner Kline opened the Public Hearing at 6:35 pm. With no one to speak in favor of or in opposition of this item, the Public Hearing was closed at 6:36pm. Commissioner Kline motioned to deny the item; The motion was seconded by Commissioner Landry.

ACTION: Motion to deny Vote: 5 Yeas, 0 Nays, 2 Absent, 0 Abstain

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b. New Business-

1. **Final Plat** – Clairmont, 3rd Filing

Owner/Applicant: Donald Hunt for Hunt & Hunt Development

Mr. Neal presented this item. He explained this final plat has no changes from the preliminary.

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

Mr. Hunt 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 6:41 pm.

Commissioner Thornton motioned to recommend **approval** of Final Plat – Clairmont, 3rd Filing. The motion was seconded by Commissioner Freeman and approved by roll call vote.

ACTION: Motion Approved Vote: 5 Yeas, 0 Nays, 2 Absent, 0 Abstain

2. **Final Plat** – Copper Mill, 8th Filing, Part 2

Owner: Level Construction

Applicant: MR Engineering/TWRE Model Homes

Mr. Neal presented this item. He explained this is final plat that meets all requirements.

Commissioner Kline opened the PUBLIC HEARING at 6:43 pm.

Chad Stevens, MR Engineering and Andy Hursey with Level, were present to speak in favor of this item and answer any questions.

Mr. Stevens stated they would request a variance for front building lines; they will resubmit this plan with changes requested.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 6:49 pm.

Commissioner Thornton motioned to recommend **approval** of the Final Plat – Copper Mill, 8th Filing, Part 2, subject to the recommendation of variance to the council for the front building line from 20 ft to 17 ft for lots 428 through 437. The motion was seconded by Commissioner Freeman and approved by roll call vote.

ACTION: Motion Approved Vote: 5 Yeas, 0 Nays, 2 Absent, 0 Abstain

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3. Site Plan – Union Antioch Baptist Church

Owner: Union Antioch Baptist Church- Benjamin Groover – Pastor

Applicant: Joe Bergeron III, Design/Build Associates Inc

This item was recommended for deferral to July.

Commissioner Kline motioned to recommend **deferral** of the Site Plan for Union Antioch Baptist Church. The motion was seconded by Commissioner Landry and approved by roll call vote.

ACTION: Motion Approved Vote: 5 Yeas, 0 Nays, 2 Absent, 0 Abstain

Report of the Chairman: None

Report of the City Planner: None

Report of the City UDC Consultant: None

Adjournment

With nothing further to discuss, Commissioner Thornton motioned to adjourn the meeting. The motion was seconded by Commissioner Scott and approved by roll call vote. Meeting adjourned at 6:56 pm.

ACTION: Motion Approved Vote: 5 Yeas, 0 Nays, 2 Absent, 0 Abstain

Tallie Langston, Recording Secretary

Approved by: _____
Mr. William Kline, Chairman