

**MINUTES
ZONING 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 Zoning 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:

Zoning

a. Old Business – None

b. New Business-

1. Conditional Use- Manufactured Home – Lot A-1-A-2 of Zachary Estates
(9431 Munson Road)

Owner: Cheryl and Jerald Tate

Applicant: Chris and Rachel McCarty

Mr. Neal presented this item. He explained this is a request for a new manufactured home placement; this is a residential district; does not meet the 5 acre minimum requirement; the surrounding structures are a mix of older mobile homes and stand-alone homes.

Commissioner Kline opened the PUBLIC HEARING at 7:01 pm.

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Chris McCartney was present to speak in favor of this item; he stated that he does understand the regulations and requirements for manufactured homes.

Karl Cheek, 3910 Yardley, was present to speak in opposition of this item. He read a prepared statement into record (attached).

Caroline Howard, 9411 Munson, was present to speak in opposition of this item.

Commissioner Kline declared the PUBLIC HEARING closed at 7:18 pm.

Commissioner Landry motioned to recommend **approval** of Conditional Use-**Manufactured Home** – Lot A-1-A-2 of Zachary Estates -9431 Munson Road

The motion was seconded by Commissioner Freeman; The motion to approve was denied by roll call vote.

ACTION: Motion to Approve Vote: 2 Yeas, 3 Nays, 2 Absent, 0 Abstain

2. Rezone: Lot 2 of the Pearl Hunt Ayer Tract (19147 Plank Road)-
From Highway/Business Park to Industrial

Owner: Lenco Finance

Applicant: Ryan Thibodeaux

Mr. Neal presented this item. He explained this is a request for a rezone.

Commissioner Kline opened the PUBLIC HEARING at 7:33 pm.

Randy Herring, 23221 Sunnyside Lane, was present to speak in favor of this item and answer any questions; the buyer will consider a brick front façade office with the metal warehouse.

Ryan Thibodeaux, Ryan's Sheet Metal, potential buyer, was present to speak in favor of this item. He understands about the bufferyard requirements and explained this would have cosmetic brick or stucco front.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 7:51 pm.

Commissioner Freeman motioned to recommend **approval** of **Rezone of** Lot 2 of the Pearl Hunt Ayer Tract (19147 Plank Road)- From Highway/Business Park to Industrial
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

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Zone of Influence

EBR #50820-SS – resubdivision of tract B of the C. R. Hunt Tract into Lots B-1, B-2 and B-3

Mr. Neal presented this item, explaining this was a resub of a 3.18 acre tract into two 1 acre tracts and one 1.8 acre tract, just south of Pride Port Hudson.

Commissioner Kline motioned to recommend **no objection EBR #50820-SS** – resubdivision of tract B of the C. R. Hunt Tract into Lots B-1, B-2 and B-3

The motion was seconded by Commissioner Freeman and approved by roll call vote.

ACTION: Motion- no objection: 5 Yeas, 0 Nays, 2 Absent, 0 Abstain

Report of the City Planner:

Report of the UDC Consultant:

Report of the Chairman: None

Adjournment

With nothing further to discuss, Commissioner Thornton motioned to adjourn the meeting. The motion was seconded by Commissioner Landry and approved by roll call vote. Meeting adjourned at 7:56 pm.

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

Tallie Langston, Recording Secretary

Approved by: _____

Mr. William Kline, Chairman