

**MINUTES
ZONING COMMISSION
CITY OF ZACHARY**

Monday, June 07, 2021

6:30 PM

A. CALL TO ORDER

Commissioner Kline called the meeting to order at 6:30 p.m., on Monday, June 7, 2021 at the Zachary City Hall located at 4700 Main Street, Zachary, LA

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation by Commissioner Scott

Pledge of Allegiance by Commissioner Kline

C. OPENING PROCEEDURES

1. ROLL CALL

MEMBERS PRESENT

Mindy Slaughter

William Kline

Russell Jones

Scott Reitzell

Thomas Scott

ABSENT

Laura Freeman

Chris Hilton

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

D. READING OF THE MINUTES

1. Approval of minutes of the May 3, 2021, workshop and the May 3, 2021, regular meeting.

The motion was made by Commissioner Jones

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The motion was seconded by Commissioner Kline
To approve the minutes of the May 3, 2021, workshop and the May 3, 2021, regular meeting.

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

E. PRESENTATION OF DELEGATON

F. ANNOUNCEMENTS

Commissioner Kline reminds everyone to take the annual training for ethics, sexual harassment, and cyber.

G. ZONING

a. Old Business – None

b. New Business-

1. **Public Hearing** Zachary UDC Group 4 Update, specifically: reorganization of text; addition of Zachary Downtown Overlay District; update of neighborhood and subdivision development standards; and consolidation of use and accessory use standards.

Commissioner Kline opened the PUBLIC HEARING at 6:35 p.m. Fred Neal was present to speak to the commissioners regarding the changes. There being no one to speak in favor or against the UDC Group 4 changes Commissioner Kline closed the PUBLIC HEARING at 6:36 p.m.

The motion was made by Commissioner Scott

The motion was seconded by Commissioner Kline

To approve a recommendation of the Zachary UDC Group 4 update.

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

2. **Annexation - 8465 Deerford Road (Deerford and Plank Rd)**

Commissioner Kline opened the PUBLIC HEARING at 6:40 p.m. Patricia Sinel was present to speak regarding the annexation. Eric Hayes, 14829 Plank Rd., Baker was present to speak in favor of the annexation. There being no one else to speak in favor or against the annexation Commissioner Kline closed the PUBLIC HEARING at 6:36 p.m.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Scott

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To approve a recommendation of an Annexation - 8465 Deerford Road (Deerford and Plank Rd)

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

3. Rezone - Zachary Hall

Commissioner Kline opened the PUBLIC HEARING at 6:50 p.m. Patricia Sinel was present to speak regarding the rezone. There being no one to speak in favor or against the rezone Commissioner Kline closed the PUBLIC HEARING at 6:51 p.m.

The motion was made by Commissioner Kline

The motion was seconded by Commissioner Slaughter

To approve a recommendation of a Rezone - Zachary Hall from CN to UC.

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

4. Rezone – Lots A and 4 of Joseph Banks Property (northside Pope and Rollins Rd)

Commissioner Kline opened the PUBLIC HEARING at 6:55 p.m. Patricia Sinel was present to speak regarding the rezone. Monica Sprull, 2811 Country Plaza Ave., was present to speak in favor of the rezone. There being no one else to speak in favor or against the rezone Commissioner Kline closed the PUBLIC HEARING at 7:00 p.m.

The motion was made by Commissioner Scott

The motion was seconded by Commissioner Reitzell

To approve a recommendation of a Rezone – Lots A and 4 of Joseph Banks Property (northside Pope and Rollins Rd) from RE to CN.

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

5. Rezone - Lane Medical Center-6300 Main Street

Commissioner Kline opened the PUBLIC HEARING at 7:04 p.m. Patricia Sinel was present to speak regarding the rezone. David Beck, Baton Rouge, was present to speak in favor of the rezone. There being no one else to speak in favor or against the rezone Commissioner Kline closed the PUBLIC HEARING at 7:05 p.m.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Kline

To approve a recommendation of a Rezone - Lane Medical Center-6300 Main Street from RS to CG.

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

6. Conditional Use Manufactured Home - 4635 Avenue D

Commissioner Kline opened the PUBLIC HEARING at 7:15 p.m. Patricia Sinel was present to speak regarding the conditional use. Lionell Lawson was present to speak in favor of the conditional use. There being no one else to speak in favor or against the rezone Commissioner Kline closed the PUBLIC HEARING at 7:21 p.m.

The motion was made by Commissioner Scott

The motion was seconded by Commissioner Slaughter

To approve a recommendation of a Conditional Use Manufactured Home –
4635 Avenue D.

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

7. Conditional Use Manufactured Home - Lot H on Shellmire Lane
(northside of Shellmire and Old Scenic)

Commissioner Kline opened the PUBLIC HEARING at 7:15 p.m. Patricia Sinel was present to speak regarding the conditional use. Lionell Lawson was present to speak in favor of the conditional use. There being no one else to speak in favor or against the rezone Commissioner Kline closed the PUBLIC HEARING at 7:21 p.m.

The motion was made by Commissioner Scott

The motion was seconded by Commissioner Reitzell

To approve a recommendation of a Conditional Use Manufactured Home - Lot H on
Shellmire Lane (northside of Shellmire and Old Scenic)

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

8. Conditional Use Wireless Telecommunication Facility (ATT Cell
Tower) - 4160 McHugh

Commissioner Kline opened the PUBLIC HEARING at 7:38 p.m. Patricia Sinel was present to speak regarding the conditional use. Chad Lott, Baton Rouge, was present to speak in favor of the conditional use. There being no one else to speak in favor or against the rezone Commissioner Kline closed the PUBLIC HEARING at 7:47 p.m.

The motion was made by Commissioner Kline

The motion was seconded by Commissioner Slaughter

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To approve a recommendation of a Conditional Use Wireless Telecommunication Facility (ATT Cell Tower) - 4160 McHugh with a \$20,000 surety bond and the structure to not be a stealth tower.

YEAS: Kline, Slaughter, Jones, Reitzell, Scott

NAYS: None

ABSENT: Freeman, Hilton

ABSTAINED: None

H. REPORT OF THE CITY PLANNER

I. REPORT OF THE CITY UDC CONSULTANT

J. REPORT OF THE CHAIRMAN

K. ADJOURNMENT

The meeting adjourned at 7:59 p.m.

Dana LeJeune Recording Secretary

Approved by: _____
Mr. William Kline, Chairman