

**MINUTES  
PLANNING COMMISSION  
CITY OF ZACHARY**

**Monday, July 9, 2018**

**6:30 PM**

Members Present: Mr. John Dry, Mr. Michael Freeman, Mr. William Kline, Mr. Hunter Landry, Mr. Thomas Scott (arrived 6:37pm), Mr. Robert Snowden, Mr. Earl Thornton

Members Absent: none

Also Present: Ms. Tallie Langston-Planning and Zoning /Code Compliance  
Mr. Marlon Lemond- Planning and Zoning Coordinator/CFM, 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 July 9, 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 Freeman motioned to waive the reading of the minutes of the June 4, 2018 meeting and approve them as presented. The motion was seconded by Commissioner Thornton and approved by roll call vote.

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

**Presentation of Delegation:** None

**Announcements:** Marlon Lemond was introduced as the new Planning and Zoning coordinator and CFM for the City of Zachary.

**Planning**

a. Old Business –

1. **Site Plan** – Union Antioch Baptist Church – Shaffett Lane  
Owner: Union Antioch Baptist Church – Benjamin Groover- Pastor  
Applicant: Joe Bergeron III, Design/Build Associates Inc  
(deferred from June)

Mr. Neal presented this item; this item is zoned RS; after review, the staff report has been revised to recommend deferral to August.

Commissioner Kline opened the Public Hearing at 6:37 pm. With no one present to speak in favor of or in opposition of this item, the Public Hearing was closed at 6:37pm. Commissioner Freeman motioned to defer the item to August; The motion was seconded by Commissioner Landry.

**ACTION: Motion to defer to August    Vote: 6 Yeas, 0 Nays, 1 Absent, 0 Abstain**

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b. New Business-

1. **Site Plan – Cajun Catch**

Owner/Applicant: Paul Mier

Mr. Neal presented this item. He explained discrepancies with parking constraints due to the lot; the staff report recommends approval.

Commissioner Kline opened the PUBLIC HEARING at 6:48 pm.

Mr. Paul Mier, 14535 Greenwell Springs Port Hudson Road, was present to speak in favor of this item and answer any questions. He explained the pick up window traffic, fencing around AC units and dumpster, employee parking and waiting on DOTD for verification of pork chop use for traffic on 64..

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

Commissioner Freeman motioned to recommend **approval** of Site Plan – Cajun Catch. The motion was seconded by Commissioner Kline and approved by roll call vote.

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

2. **Resubdivision – Copper Mill , 8<sup>th</sup> Filing, Part 2, revision 1**

Owner/Applicant: TWRE Model Homes, LLC

Mr. Neal presented this item. He and Mr. Villavaso explained that the way the UDC is written, it does not allow for waivers for required yards for individual lots or a group of lots together.

With much discussion about not being able to waive the zoning requirements for subdivision, it was agreed that variances for each lot would be a solution, or each lot presented as a bundled item.

Commissioner Kline opened the PUBLIC HEARING at 6:57 pm.

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

Mr. Stevens stated they officially submitted a waiver.

Mr. Hopewell explained to the commission that the original plat was approved as presented with 20 ft lines.

It was decided that this commission did not have power or authority for this item.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 6:59 pm.

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Commissioner Thornton motioned to recommend **removal of this item from the agenda**. The motion was seconded by Commissioner Landry and approved by roll call vote.

**ACTION: Motion to remove item from agenda**

**Vote: 7 Yeas, 0 Nays, 0 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 Landry motioned to adjourn the meeting.

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

Meeting adjourned at 7:09 pm.

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

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Tallie Langston, Recording Secretary

Approved by: \_\_\_\_\_  
Mr. William Kline, Chairman