

**MINUTES
PLANNING COMMISSION
CITY OF ZACHARY**

Monday, August 6, 2018

6:30 PM

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

Members Absent: None

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

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

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

Minutes of the previous meeting:

Commissioner Dry motioned to waive the reading of the minutes of the July 9, 2018 meeting and approve them as presented. The motion was seconded by Commissioner Thornton and approved by roll call vote.

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

Presentation of Delegation: None

Announcements: (Report of the City Planner) Mr. Villavaso spoke about the updates to the UDC and possible report on the updates in September; also work sessions, routine items moving forward. Also covered was the Consent Agenda item, basically ratifying the change- included in the reports.

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.
(This item was deferred from July 2018.)

Mr. Neal presented this item and explained the added landscape plan, as well as updated drainage plan.

Commissioner Kline opened the public hearing at 6:42pm.

Mr. Joe Bergeron, 10260 Pecue Lane, Baton Rouge, Design/Build Associates, was present to speak in favor of this item and answer any questions.

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Reverend Benjamin Groover, 13946 Jane Seymour, Baton Rouge, Union Antioch Baptist Church, was present to speak in favor of this item and answer any questions.

Discussions were had regarding entrances, handicap spaces, details of the aggregate for the parking lot, perimeter buffers, steeple addition and emergency vehicle access.

Linda Smith, 4141 Shaffett Lane, was present to speak in opposition of the plan. She explained previous flooding issues and expressed concern that this plan will add to the water issues.

Commissioner Kline closed the public hearing at 7:00pm.

Commissioner Snowden made the motion to approve the site plan for Union Antioch Baptist Church. The motion was seconded by Commissioner Scott.

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

b. New Business-

1. **Site Plan – Zachary Commons**

Owner/Applicant: Alan Brewer/GBT Realty Cooperation/DDG

Mr. Neal presented this item. He explained that this is a CG zoning and meets the standards required; signage has been submitted for approval; the resub involving the road will be before the commission in September.

Commissioner Kline opened the PUBLIC HEARING at 7:12 pm.

Alan Brewer, GBT Realty Cooperation, Tennessee, was present to speak in favor of this item and answer any questions.

Nick Fakouri, Paragon Properties, was present to speak in favor of this item.

Discussions were had regarding the use of eifs, 360 architecture, especially the rear of the building, remaining compliant with the UDC and resubdivision for site plan.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 7:27 pm.

Commissioner Landry motioned to recommend **approval** of the Site Plan for Zachary Commons contingent upon resolving resub issues with compliance with the UDC and resubdivision for site plan. The motion was seconded by Commissioner Thornton and approved by roll call vote.

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

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2. Resubdivision – Tract A-3 of the McHugh Tract – line shift due to creek
Owner(s)/Applicant(s): Kevin Smith and Trella Bennett

Mr. Neal presented this item. He explained this is an RE zoning, this is simply moving a lot line on two lots.

Commissioner Kline opened the PUBLIC HEARING at 7:32 pm.

Bryan Bunch, NTB, 8643 Main Street, Zachary, was present to speak in favor of this item and answer any questions. He explained that this is a property swap and he is representing both parties.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 7:34 pm.

Commissioner Thornton motioned to recommend **approval** of the **Resubdivision – Tract A-3 of the McHugh Tract**. 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

Consent Agenda Items:

1. Copper Mill Office Park

Mr. Villavaso and Mr. Neal explained the concept of the consent agenda; does not need a public hearing; will be a ratification of the consent agenda; items can be removed from the consent agenda and taken as a regular agenda item with a public hearing.

Mr. Neal explained that the Copper Mill Office Park has actually already been approved, what they propose is not a change to the square footage but to the number of buildings – smaller buildings equaling the same square footage.

Commissioner Scott motioned to recommend **ratification of the consent agenda**. 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

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Report of the City Planner: none

Report of the City UDC Consultant: none

Adjournment

With nothing further to discuss, Commissioner Dry motioned to adjourn the meeting. The motion was seconded by Commissioner Thornton and approved by roll call vote. Meeting adjourned at 7:36 pm.

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

Tallie Langston, Recording Secretary

Approved by: _____
Mr. William Kline, Chairman