

**MINUTES  
PLANNING COMMISSION  
CITY OF ZACHARY**

**Monday, September 17, 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 Coordinator/CFM

Ms. Tallie Langston-Planning and Zoning

Mr. Stephen Villavaso, Mr. Fred Neal

A regular meeting of the Zachary Planning Commission was held September 17, 2018 at 6:30 pm in the New City Hall. A quorum was present.

Commissioner Dry offered the Invocation and the Pledge of Allegiance was led by Commissioner Kline.

**Minutes of the previous meeting:**

Commissioner Landry motioned to waive the reading of the minutes of the August 6, 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:** Commissioner Kline will be out for the next meeting on October 1 and Commissioner Thornton will preside over the October meeting.

Commissioner Kline read the statement regarding public comment and public comment will be limited to 3 minutes per person.

**Planning**

a. Old Business – none

b. New Business-

**1. Resubdivision – Copper Mill lots 423, 424, 425 of 8<sup>th</sup> filing part 2; line shift**

Owner: Todd Waguespack

Applicant: MR Engineering/Mickey Robertson

Mr. Neal presented this item. He explained this is a line shift between lots.

Commissioner Kline opened the PUBLIC HEARING at 6:40 pm.

**MINUTES  
PLANNING COMMISSION  
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**Monday, September 17, 2018**

**6:30 PM**

Mickey Robertson, MR Engineering, 9345 Interline, was present to speak in favor of this item and answer any questions. He explained this is to accommodate a different floor plan.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 6:41 pm.

Commissioner Landry motioned to recommend **approval** of Resubdivision – Copper Mill lots 423, 424, 425 of 8<sup>th</sup> filing part 2; line shift. The motion was seconded by Commissioner Scott and approved by roll call vote.

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

**2. Resubdivision – Zachary Commercial Park, Lots 2-5 and 9-11**

Owner: Baragon Properties/ Nick Fakouri

Applicant: Landsource/Michael Davis

Mr. Neal presented this item; this is zoned CG; the actual site plan has already been before the commission; this is west of Walmart and shares a line with Walmart.

Commissioner Kline opened the PUBLIC HEARING at 6:50 pm.

David Patterson, Landsource, was present to speak in favor of this item and answer any questions; the plan is to develop what is on the site plan.

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

Commissioner Thornton motioned to recommend **approval** of Resubdivision – Zachary Commercial Park, Lots 2-5 and 9-11. The motion was seconded by Commissioner Landry and approved by roll call vote.

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

**3. Resubdivision – Preliminary Plat – Americana 5 B**

Owner/Applicant: Americana Development Company LLC (DDG as representative)

Mr. Neal presented this item; the preliminary plat had approval in January, this is an addition of lots and an alley.

Commissioner Kline opened the PUBLIC HEARING at 6:56 pm.

**MINUTES  
PLANNING COMMISSION  
CITY OF ZACHARY**

**Monday, September 17, 2018**

**6:30 PM**

Joseph Marino, DDG, was present to speak in favor of this item and answer any questions. He explained that during construction, some floor plans were modified; this is still consistent with the master plan of Americana; this is residential.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 6:58 pm.

Commissioner Scott motioned to recommend **approval** of Resubdivision – Preliminary Plat of Americana 5-B. The motion was seconded by Commissioner Thornton and approved by roll call vote.

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

**4. Site Plan – Days Inn**

Owner/Applicant: Patel Construction

Mr. Neal presented this item; this is a BP zoning; this type of development, commercial lodging, would be allowed in this zoning; this went through Technical Review on August 28; the Fire Department had comments about the required sprinkler system; There is a Type D buffer yard required (Table 2.705).

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

There was no one present to speak in favor of this item or answer questions.

Maynard Brooks, 1424 Heck Young, was present to speak in opposition of this item. He had questions about the size of the lot, buffer zone, size of the structure, 1 or 2 stories, there is already a 6 ft fence as a separator.

Angela Allen, 5128 St. Louis Street, was present to speak in opposition of this item. She cited security, safety, proximity to a daycare center, traffic with congestion and no red light at St. Louis and Hwy 19, human sex trafficking “especially with the trailer park full of drug activity” across Hwy 19.

With no additional public comments, Commissioner Kline declared the PUBLIC HEARING closed at 7:19 pm.

Discussions were had regarding an incomplete picture, the lot space behind the actual development, questions about the site plan with no answers and no one present, questions about the buffer yard type – B or D.

Commissioner Landry motioned to recommend **Denial** of Site Plan – Days Inn. The motion was seconded by Commissioner Thornton and approved by roll call vote.

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

**MINUTES  
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**Monday, September 17, 2018**

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**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 Dry and approved by roll call vote. Meeting adjourned at 7:26 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