

**MINUTES
ZONING COMMISSION
CITY OF ZACHARY**

Monday, September 17, 2018

7:29 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 Zoning Commission was held September 17, 2018 at 7:29 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 Dry 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. Rezone- 8400 Hwy 19, From RE to CS

Owner: Mark Hurley

Applicant: Denver Sign Company/ Larry Powenski

Mr. Neal presented this item. He explained this is a zoning map amendment; commercial use is appropriate for a non- residential structure.

Commissioner Kline opened the PUBLIC HEARING at 7:31 pm.

**MINUTES
ZONING COMMISSION
CITY OF ZACHARY**

Monday, September 17, 2018

7:29 PM

Larry Powenski, Denver Sign Company, 5787 Port Hudson Pride Road, was present to speak in favor of this item and answer any questions. He explained this would basically separate the wholesale business from the retail business and keep traffic down at the wholesale business. He also explained that people tend to use the driveway to the parsonage to access the parking lot and he would like to work with the neighbors to talk about a fence or shrubs to limit the use of their driveway for his business; he hasn't been able to catch up with them to have these talks.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 7:35 pm.

Commissioner Kline motioned to recommend **approval** of Rezone- 8400 Hwy 19, From RE to CS. The motion was seconded by Commissioner Landry and approved by roll call vote.

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

2. Rezone – 4696 Hwy 19 – From BP to CG

Owner: Corey Watkins

Applicant: Jarreau's Cajun Specialties

Mr. Neal presented this item; this is zoned BP; this zoning does not allow alcohol sales; the conditional use will be on the October Zoning Agenda.

Commissioner Kline opened the PUBLIC HEARING at 7:49 pm.

Glynn Jarreau, 606 Louisiana Street, New Roads, was present to speak in favor of this item and answer any questions. This will facilitate beer and wine, no hard liquor; the lease of this building is for 3 years with the option to buy at any time.

Lisa Barton, 6697 Woodside, was present to speak in opposition of this item. She cited parking as an issue.

Mr. Villavaso reiterated that this is strictly a zoning change request.

With no other comments, Commissioner Kline declared the PUBLIC HEARING closed at 7:56 pm.

Commissioner Scott motioned to recommend **approval** of Rezone – 4696 Hwy 19 – From BP to CG. The motion was seconded by Commissioner Dry and approved by roll call vote.

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

**MINUTES
ZONING COMMISSION
CITY OF ZACHARY**

Monday, September 17, 2018

7:29 PM

3. Conditional Use – Manufactured Home – 5455 Old Slaughter Road

Owner: Roger Allen

Applicant: Marjorie Wilkerson

Mr. Neal presented this item; this is an RE zoning, this would be a replacement

Commissioner Kline opened the PUBLIC HEARING at 8:00 pm.

Roger Allen, 2709 Brady, was present to speak in favor of this item and answer any questions. He explained the intent is to move the manufactured home from this lot to the rear lot in order to continue to repair it and place a new manufactured home on the front lot where the current manufactured home sits. This is two lots, not one.

Maya Gremillion, 3690 Spanish Trail West, Mrs. Wilkerson's God-Daughter, was present to speak in favor of this item. She explained that it will be considered a replacement with the moving of the current home to the back lot.

Discussions were had regarding this being two separate conditional use permits for two separate manufactured home movements; tabling this item and hearing both items in October- the applicant and owner were both in agreeance that this would be best.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 8:14 pm.

Commissioner Kline motioned to recommend **Tabling with consent of the applicant** of Conditional Use – Manufactured Home – 5455 Old Slaughter Road to the soonest available meeting date. 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. Conditional Use – Manufactured Home – 5670 Rush Drive

Owner/Applicant: Frank and Markeisha Smith

Mr. Neal presented this item; this is an RE zoning, this would be a replacement; it is less than 5 acres, 1.75 acres.

Commissioner Kline opened the PUBLIC HEARING at 8:18 pm.

Markeisha Smith, 5670 Rush, was present to speak in favor of this item and answer any questions. She explained the plan to demolish the existing 1996 model and replace it with a 2019 model including a double slab, skirting, etc.

**MINUTES
ZONING COMMISSION
CITY OF ZACHARY**

Monday, September 17, 2018

7:29 PM

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 8:20 pm.

Commissioner Snowden motioned to recommend **approval** of Conditional Use – Manufactured Home – 5670 Rush Drive. The motion was seconded by Commissioner Freeman and approved by roll call vote.

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

5. Conditional Use – Manufactured Home – 21808 W J Wicker Road
Owner/Applicant: Gerald Wicker

Mr. Neal presented this item; this is an RE zoning, this would be a new placement.

Commissioner Kline opened the PUBLIC HEARING at 8:23 pm.

Gerald Wicker, 21789 W. J. Wicker Road, was present to speak in favor of this item and answer any questions. He explained that this is a new placement for his son on a separate lot.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 8:24 pm.

Commissioner Freeman motioned to recommend **approval** of Conditional Use – Manufactured Home – 21808 W. J. Wicker Road. 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

Zone of Influence

1. EBR Miraval Subdivison Preliminary Plat

Commissioner Kline motioned to recommend **no objection** to EBR Miraval Subdivision. The motion was seconded by Commissioner Freeman and approved by roll call vote.

ACTION: Motion- No Objection Vote: 7 Yeas, 0 Nays, 0 Absent, 0 Abstain

**MINUTES
ZONING COMMISSION
CITY OF ZACHARY**

Monday, September 17, 2018

7:29 PM

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 Thornton motioned to adjourn the meeting. The motion was seconded by Commissioner Landry and approved by roll call vote. Meeting adjourned at 8:36 pm.

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

Tallie Langston, Recording Secretary

Approved by: _____
Mr. William Kline, Chairman