

**MINUTES
PLANNING COMMISSION
CITY OF ZACHARY**

Monday, October 1, 2018

6:30 PM

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

Members Absent: Mr. William Kline

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

A regular meeting of the Zachary Planning Commission was held October 1, 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 Thornton.

Minutes of the previous meeting:

Commissioner Landry motioned to waive the reading of the minutes of the September 5 and September 17, 2018 meetings and approve them as presented. The motion was seconded by Commissioner Scott and approved by roll call vote.

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

Presentation of Delegation: None

Announcements: None

Planning

a. Old Business – None

b. New Business-

**1. Resubdivision – combination of Lots 166 and 167 of Fennwood
Subdivision into Lot 166-A**

Mr. Villavaso presented this item. He explained that this is a necessary combination for the site plan and meets the standards required.

Commissioner Thornton opened the PUBLIC HEARING at 6:36 pm.

Dee Hunt, 23377 Old Scenic Hwy, was present to speak in favor of this item and on behalf of Joe Rush and the project and answer any questions.

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With no one to speak in opposition, Commissioner Thornton declared the PUBLIC HEARING closed at 6:37 pm.

Commissioner Landry motioned to recommend **approval** of the Resubdivision – combination of Lots 166 and 167 of Fennwood Subdivision into Lot 166-A. The motion was seconded by Commissioner Freeman and approved by roll call vote.

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

2. Site Plan – MISTG -21152 Old Scenic Hwy (proposed lot 166-A)

Mr. Villavaso presented this item. He explained this is a site plan based on the previous agenda item; there is residential to the rear of the site, the required buffer yard will be covered in the landscape plan and has been discussed.

Commissioner Thornton opened the PUBLIC HEARING at 6:43 pm.

Dee Hunt was present to speak in favor of this item and answer any questions. Discussions were had regarding the rear buffer yard, specifically, the existing fence plus a 10 ft setback, very low impact business; being compliant with tables 10.301 and 10.302 of the UDC.

With no one to speak in opposition, Commissioner Thornton declared the PUBLIC HEARING closed at 6:49 pm.

Commissioner Thornton motioned to recommend **approval** of the Site Plan for MISTG-21152 Old Scenic Hwy, contingent upon the landscape plan being compliant with the UDC prior to Council. . The motion was seconded by Commissioner Snowden and approved by roll call vote.

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

3. Site Plan – The Boot CrossFit – 4625 Main Street

Mr. Villavaso presented this item. He explained this is a site plan for The Boot Crossfit, to be located in the former theater, dome topped building across from the Annex building; current zoning is CS and is surrounded by CS properties.

Discussions were had regarding the reasons this item appears on the agenda, mainly the parking layout, adding landscaping, driveway access on the west side of the lot, more than 50% of the actual site will be affected.

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Commissioner Thornton opened the PUBLIC HEARING at 7:01 pm.

Jodie and Don Haney, 7027 Fleur de Lis, were present to speak in favor of this item and answer any questions. Jodie explained that they intend to update the doors, have discreet signage on the glass, create flower beds like the Annex building and keep them updated and nice, doing a stucco touch up on the front similar to the Chamber's building. Mrs. Haney also expressed intent regarding placing the building on a historic registry, she will need more information to go forward with that plan.

With no one to speak in opposition, Commissioner Thornton declared the PUBLIC HEARING closed at 7:08 pm.

Commissioner Freeman motioned to recommend **approval** of the Site Plan for The Boot CrossFit and renovation of a commercial building located at 4625 Main Street . The motion was seconded by Commissioner Scott and approved by roll call vote.

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

4. Site Plan – Big Red Storage – Old Scenic Hwy

Mr. Villavaso presented this item. He explained this is a continuation of the build for an existing facility; The zoning is CS.

Discussions were had regarding the maintenance of the landscaping, 360 degree architecture requirements for buildings that would be on the interior of the compound and not visible from the roadway.

Commissioner Thornton opened the PUBLIC HEARING at 7:19 pm.

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

Discussions were had regarding landscaping, replacing depleted shrubs, drainage issues and impact, as well as signage changes.

With no one to speak in opposition, Commissioner Thornton declared the PUBLIC HEARING closed at 7:23 pm.

Commissioner Landry motioned to recommend **approval** of the Site Plan for Big Red Storage- Old Scenic Hwy. The motion was seconded by Commissioner Scott and approved by roll call vote.

ACTION: Motion Approved Vote: 6 Yeas, 0 Nays, 1 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 Landry motioned to adjourn the meeting.

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

Meeting adjourned at 7:27 pm.

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

Tallie Langston, Recording Secretary

Approved by: _____

Mr. Earl Thornton, Vice Chairman