

**MINUTES  
PLANNING COMMISSION  
CITY OF ZACHARY**

**Monday, November 5, 2018**

**6:30 PM**

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

Members Absent: Mr. James Peay

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. Stephen Villavaso – Villavaso and Associates

Mr. Fred Neal – Villavaso and Associates

A regular meeting of the Zachary Planning Commission was held November 5, 2018 at 6:30 pm in the New City Hall. A quorum was present.

Commissioner Landry 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 October 1, 2018 meetings and approve them as presented. The motion was seconded by Commissioner Landry and approved by roll call vote.

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

**Presentation of Delegation:**

Villavaso and Associates presented information regarding the upcoming proposed UDC suggestions (see attached slides).

**Announcements:**

Mr. Earl Thornton has resigned. Mr. James Peay will be sworn in in December. We can expect the 2019 calendar with timelines and deadlines in December.

**Planning**

a. Old Business – None

b. New Business-

1. **Final Plat – Meadow View, Phase 2, part 1 and Phase 3, part 1**

Owner/Applicant: D. R. Horton – Gulf Coast

**This item was deferred to December at the applicant's request.**

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**2. Preliminary Plat Modification – The Reserve**

Owner/Applicant: Step 12, LLC, Michael Caccavo

Mr. Neal presented this item. He explained this is a site plan modification to include private street and a gated subdivision; this is a RS zoning.

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

Michael Caccavo, 2526 N. Turnberry, was present to speak in favor of this item and answer any questions. He explained that this is a modified plan to show private streets with a gated access; ensuring emergency personnel, (fire, police etc) having access is priority.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 7:00 pm.

Commissioner Landry motioned to recommend **approval** of the **Preliminary Plat Modification – The Reserve**. 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 – Days Inn, Hwy 19**

Mr. Neal presented this item. He explained this is a site plan for Days Inn, to be located on Hwy 19. The site includes consolidated lots. The Council has sent this item back to site plan to avoid being denied and set back 6 months. This requires a Type D buffer yard; the landscape ratio is included with the larger buffer yard.

There were discussions regarding front setback, main entrance location, parking in buffer, building materials, dumpster location, number of rooms, traffic impact for the area and location.

Commissioner Kline opened the PUBLIC HEARING at 7:10 pm.

Merrell Porche', Map Group, 10988 N. Harrell's Ferry Road, Baton Rouge, was present to speak in favor of this item and answer any questions. Discussions were had regarding the number of rooms, moving the front entrance to the side, sprinkler system as per fire guidelines, parking spaces, dumpster being covered, true stucco and hardy plank for building materials.

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Angela Allen, 5128 St. Louis, was present to speak in **opposition** of this item. Her concerns and questions were cited as no stop signs or lights for traffic, near daycare center, near residential neighborhood, trailer park across the street, brothel potential. Marla Herbert, 5244 Harlem (5232 Harlem previously), was present to speak in **opposition** of this item. Her reasons were cited as not being directed at the business itself, but the location being near a daycare center, Northwestern School, and adding to Zachary Police Department problems.

Maynard Brooks, 5149 St. Louis, was present to speak in **opposition** of this item. His reasons were cited as not having enough information, having no idea what's going on, thought the sign was a for sale sign initially, has fire department and traffic concerns.

Mr. Patel, owner, applicant, spoke regarding Windham Worldwide's economic study, beginning in 2018, would oppose the Choice hotel in town.

With no additional comments, Commissioner Kline declared the PUBLIC HEARING closed at 7:27 pm.

Commissioner Freeman motioned to recommend **denial** of the Site Plan for Days Inn, Hwy 19 due to inconsistent information and revised information not submitted timely . The motion was seconded by Commissioner Kline and approved by roll call vote.  
**ACTION: Motion Denied Vote: 6 Yeas, 0 Nays, 1 Absent, 0 Abstain**

**Report of the City Planner: none**

**Report of the City UDC Consultant: none**

**Adjournment**

With nothing further to discuss, Commissioner Snowden motioned to adjourn the meeting. The motion was seconded by Commissioner Landry and approved by roll call vote. Meeting adjourned at 7:46 pm.

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

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Tallie Langston, Recording Secretary

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