

**MINUTES
ZONING COMMISSION
CITY OF ZACHARY**

Monday, November 5, 2018

7:48 PM

Members Present: Mr. John Dry, Mr. Michael Freeman, Mr. William Kline, 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 Zoning 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 Dry motioned to waive the reading of the minutes of the October 1, 2018 meeting 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: None

Announcements: None

Planning

a. Old Business –

1. Conditional Use – Alcohol – 4696 Hwy 19 – Jarreau’s Cajun Specialties
Owner: Martin Wilkins
Applicant: Glynn Jarreau/Jarreau’s Cajun Specialties

Mr. Neal presented this item; explained that this is currently zoned CG.

Commissioner Kline opened the PUBLIC HEARING at 7:51 pm.

Glynn Jarreau, 606 Louisiana Street, New Roads, was present to speak in favor of this item and answer any questions.

Discussion was had regarding just serving beer and wine, no liquor.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 7:52 pm.

**MINUTES
ZONING COMMISSION
CITY OF ZACHARY**

Monday, November 5, 2018

7:48 PM

Commissioner Kline motioned to recommend **approval** of the Conditional Use- Alcohol – 4696 Hwy 19 for Jarreau’s Cajun Specialties. 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

b. New Business-

1. Rezone – Lot 1 of the Pearl Hunt Ayer Tract – 19119 Plank Road- From H/BP to Industrial

Mr. Neal presented this item. The purpose of this request is to have a warehouse behind the carwash that currently exists on the lot.

Commissioner Kline opened the PUBLIC HEARING at 7:57 pm.

Mr. Mike Gennaro, 1274 Rockport, was present to speak in favor of this item and answer any questions. He explained this would be to store trucks, trailers, car wash materials with the proposed 4000 sqft. The owner understands this will have to go through site plan and comply with the requirements.

Discussion was had regarding buffer yard requirements, section 1.405 of the UDC and access from Plank Road vs Lower Zachary.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 8:04 pm.

Commissioner Kline motioned to recommend **approval** of the Rezone – Lot 1 of the Pearl Hunt Ayer Tract – 19119 Plank Road- From H/BP to Industrial. The motion was seconded by Commissioner Dry and approved by roll call vote.

ACTION: Motion Approved Vote: 5 Yeas, 1 Nays, 1 Absent, 0 Abstain

2. Rezone – Lot 10 A of Zachary Roads Acres – 7775 Main Street – From CS to CG
Owner: Karen Medina
Applicant: Gregory Loubiere

Mr. Neal presented this item; zoning is CS; this was formerly used as medical records storage; property is 2.29 acres, a full site plan will be required for the use as windshield replacement and vehicle inspection center.

Commissioner Kline opened the PUBLIC HEARING at 8:22 pm.

**MINUTES
ZONING COMMISSION
CITY OF ZACHARY**

Monday, November 5, 2018

7:48 PM

Mr. Mike Gennaro, 1274 Rockport, was present to speak in favor of this item and answer any questions; representing Karen Medina. The intent is to reuse the same house frame; they are aware this is in a floodway; there is a second location in Slaughter.

Tonya Vickers, 7845 Main Street, Lot 11-A, (grandson is on lot 11-B), was present to speak in opposition of this item. Her house was raised 4 ½ feet in 1983 and still took on water; has concerns about this house that has taken on water so many times; this is mainly a residential area.

With no additional comments, Commissioner Kline declared the PUBLIC HEARING closed at 8:38 pm.

Commissioner Scott motioned to recommend **approval** of the Rezone – Lot 10 A of Zachary Roads Acres – 7775 Main Street – From CS to CG. 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

Zone of Influence

- 1. PA-22-18 15694 and 15696 Old Scenic Highway To amend the Comprehensive Land Use Plan from Industrial to Residential Neighborhood on the east side of Old Scenic Highway, north of Groom Road, on a 350 acre parcel of the Goidie House Kizer property. Section 76, T5S, R1W, GLD, EBRP, LA (Council District 2- Banks)**

Commissioner Kline motioned to recommend **Objection**. The motion was seconded by Commissioner Freeman and approved by roll call vote.

ACTION: Motion - Objection 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 Dry motioned to adjourn the meeting. The motion was seconded by Commissioner Landry and approved by roll call vote. Meeting adjourned at 8:51 pm.

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

Tallie Langston, Recording Secretary

Approved by: _____
Mr. William Kline, Chairman