

**For the Meeting of Mayor and Council
City of Zachary, LA
Council Chambers, 4700 Main Street
Tuesday, March 27, 2018, 6:30 P.M.**

A. CALL TO ORDER

Mayor Amrhein called the meeting to order at 6:30 p.m., on Tuesday March 27, 2018 at the Zachary City Hall located at 4700 Main Street, Zachary, LA

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation by Councilman Womack

Pledge of Allegiance by Councilwoman O'Brien

C. OPENING PROCEDURES

1. ROLL CALL

MAYOR

David Amrhein

COUNCIL MEMBERS

Francis Nezianya – District 1

Brandon Noel – District 2

Laura O'Brien – District 3

Ben Cavin – District 4

Tommy Womack – District 5

ABSENT

2. READING OF CITY POLICY RELATIVE TO OPEN MEETINGS

Before proceeding with the meeting, Mayor Amrhein read a statement into the record regarding the Open Meetings Law, and citizens' right to participate in public meetings. The statement set forth general rules of conduct of the public meeting and outlined the process through which a citizen can have items placed on the Council agenda. A copy of the rules is available at City Hall, Mayor's Office or by calling the Clerk of the City Council. The rules will also be available at every Council meeting.

3. CHANGES/ADDITIONS TO AGENDA

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Cavin

To amend the agenda to move item N1 up on the agenda.

YEAS: Cavin, Nezianya, O'Brien, Noel, Womack

NAYS: None

ABSENT: None

ABSTAINED: None

D. READING OF THE MINUTES

1. Minutes of the March 13, 2018 regular meeting.
The motion was made by Councilman Noel
The motion was seconded by Councilman Womack
To approve the Minutes of the March 13, 2018 regular meeting with corrections noted.
YEAS: Cavin, Nezianya, O'Brien, Noel, Womack
NAYS: None
ABSENT: None
ABSTAINED: None

ALTER AGENDA

NEW BUSINESS

1. Special Event Permit for the sale of alcohol - Council approval to allow Americana Development to host "Lemonade Day" on April 28, 2018
The motion was made by Councilman Cavin
The motion was seconded by Councilman Womack
To approve a Special Event Permit for the sale of alcohol - Council approval to allow Americana Development to host "Lemonade Day" on April 28, 2018.
YEAS: Cavin, Nezianya, O'Brien, Noel, Womack
NAYS: None
ABSENT: None
ABSTAINED: None

Return to regular agenda order

E. HONORS, RECOGNITIONS AND INTRODUCTIONS

F. CONTRACT ITEMS/CONTRACTS OR ITEMS RELATING TO PROJECTS

1. **Street/Road Projects**
2. **Sewer**
3. **Subdivision Inspections**
4. **Water and Gas Projects**
5. **Other Projects**

G. PRESENTATION OF DELEGATIONS

1. **Requests to Speak**

2. Hardship Waivers

3. Other Variances

- a. Variance Request – Thompson Electric Sign – Hancock/Whitney Bank-request for a larger sign than what is allowed by Table 5.301B of the UDC.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Cavin

To approve a Variance Request – Thompson Electric Sign – Hancock/Whitney Bank-request for a larger sign than what is allowed by Table 5.301B of the UDC.

YEAS: Cavin, Nezianya, O'Brien, Noel, Womack
NAYS: None
ABSENT: None
ABSTAINED: None

- b. John Corey Mondulick – 21580 WJ Wicker Road – to allow for a taller accessory building over 17'.

The motion was made by Councilman Womack

The motion was seconded by Councilman Noel

To approve a Variance Request – John Corey Mondulick – 21580 WJ Wicker Road – to allow for a taller accessory building over 17'.

YEAS: Cavin, Nezianya, O'Brien, Noel, Womack
NAYS: None
ABSENT: None
ABSTAINED: None

4. Exceptions to Regulations

H. ACTION MANDATED BY HOME RULE CHARTER

- a. Approval of the Zachary Historic Village Board
(No action was taken on this item)
- b. Approval of Mary Landry as the new director of the Zachary Historic Village.

The motion was made by Councilman Womack

The motion was seconded by Councilwoman O'Brien

To approve a Mary Landry as the new director of the Zachary Historic Village.

YEAS: Cavin, Nezianya, O'Brien, Noel, Womack
NAYS: None
ABSENT: None
ABSTAINED: None

I. PLANNING & ZONING MATTERS

1. Receive Minutes of the Regular meeting of March 5, 2018 of the Planning Commission and the Minutes of the Regular meeting of March 5, 2018 of the Zoning Commission.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Womack

To Receive Minutes of the Regular meeting of March 5, 2018 of the Planning Commission and the Minutes of the Regular meeting of March 5, 2018 of the Zoning Commission.

YEAS: Cavin, Nezianya, O'Brien, Noel, Womack

NAYS: None

ABSENT: None

ABSTAINED: None

2. Planning Matters REQUIRING a Public Hearing

- a. **Resubdivision**– 3399 Pride Port Hudson into 3 lots being N-1, N-2, and N-3 of North Zachary Farms Property Owner/Applicant: Weldon & Barbara Nugent.

Mayor Amrhein declared a PUBLIC HEARING to be in session at 6:39 p.m. Amy Schulze was present to speak and said that this item was recommended for approval by the Planning and Zoning Commission. There being no one to speak in favor or against the resubdivision Mayor Amrhein declared the PUBLIC HEARING to be closed at 6:40 pm.

The motion was made by Councilman Cavin

The motion was seconded by Councilman Womack

To approve a **Resubdivision**– 3399 Pride Port Hudson into 3 lots being N-1, N-2, and N-3 of North Zachary Farms Property Owner/Applicant: Weldon & Barbara Nugent.

YEAS: Cavin, Nezianya, O'Brien, Noel, Womack

NAYS: None

ABSENT: None

ABSTAINED: None

- b. **Site Plan**– Preliminary Plat – Ole Oaks – Tract 1 of the E. D. Annison Property Owner/Applicant: Oscar Zeringue.

Mayor Amrhein declared a PUBLIC HEARING to be in session at 6:41 p.m. Amy Schulze was present to speak and said that this item was not recommended for approval by the Planning and Zoning Commission. Oscar Zeringue was present to speak in favor of the site plan. Hunter Landry, 4116 Church Street, Zachary, was present to explain why the site plan was not recommended for approval by the planning and Zoning commission. He explained that there were questions about the drainage and traffic. He said no one was present to answer the questions so therefore the site plan was denied. There being no one to speak against the site plan Mayor Amrhein declared the PUBLIC HEARING to be closed at 6:49 pm.

The motion was made by Councilman Cavin

The motion was seconded by Councilwoman O'Brien

To approve a **Site Plan**– Preliminary Plat – Ole Oaks – Tract 1 of the E. D. Annison Property Owner/Applicant: Oscar Zeringue

YEAS: Cavin, Neziانيا, O'Brien, Noel, Womack

NAYS: None

ABSENT: None

ABSTAINED: None

3. Planning Matters NOT requiring a Public Meeting

4. Zoning Matters REQUIRING a Public Hearing

- a. **Conditional Use – Home based business** – 4528 Avenue C – Frances Barton – to create hair care products (Tabled from March 13, 2018 meeting)

Mayor Amrhein declared a PUBLIC HEARING to be in session at 6:50 p.m. Francis Barton, 4528 Avenue C, Zachary was present to speak in favor of the conditional use permit. Ms. Baton explained to Mayor Amrhein and the council that all the products were chemical free and all natural. There being no one to speak against the conditional use permit Mayor Amrhein declared the PUBLIC HEARING to be closed at 6:53 pm.

The motion was made by Councilman Neziانيا

The motion was seconded by Councilwoman O'Brien

To approve a **Conditional Use – Home based business** – 4528 Avenue C – Frances Barton – to create hair care products.

YEAS: Cavin, Neziانيا, O'Brien, Noel, Womack

NAYS: None

ABSENT: None

ABSTAINED: None

- b. **Conditional Use- Cell Phone Tower** – 1555 Mt. Pleasant (Fellowship Church property) Owner: William Hornsby, Fellowship Church Applicant: Jason Lillo, Integrisite.

Mayor Amrhein declared a PUBLIC HEARING to be in session at 7:02 p.m. Jason Lillo, Integrisite, was present to answer any questions. There being no one to speak against the conditional use permit Mayor Amrhein declared the PUBLIC HEARING to be closed at 7:05 pm.

The motion was made by Councilman Noel

The motion was seconded by Councilwoman O'Brien

To approve a **Conditional Use- Cell Phone Tower** – 1555 Mt. Pleasant (Fellowship Church property) Owner: William Hornsby, Fellowship Church

Applicant: Jason Lillo, Integrisite.

YEAS: Cavin, Neziانيا, O'Brien, Noel, Womack

NAYS: None

ABSENT: None

ABSTAINED: None

- c. **Rezoning-** 67.3 Acres of the Jerry McHugh Law Property in Sections 43 and 45, T4S-R-1E, Greensburg Land District, East Baton Rouge Parish From AF to RS Owner: Step 12 LLC Applicant: Michael Caccavo.

Mayor Amrhein declared a PUBLIC HEARING to be in session at 7:06 p.m. There being no one to speak in favor or against the rezoning Mayor Amrhein declared the PUBLIC HEARING to be closed at 7:08 pm.

The motion was made by Councilman Cavin

The motion was seconded by Councilman Womack

To approve a **Rezoning-** 67.3 Acres of the Jerry McHugh Law Property in Sections 43 and 45, T4S-R-1E, Greensburg Land District, East Baton Rouge Parish From AF to RS Owner: Step 12 LLC Applicant: Michael Caccavo.

YEAS: Cavin, Neziانيا, O'Brien, Noel, Womack
NAYS: None
ABSENT: None
ABSTAINED: None

5. Zoning Matters NOT Requiring Public Hearing

6. Other Matters

J. APPROVE PAYMENT OF BILLS

K. BUDGET AND FINANCIAL MATTERS

- 1. Approval of Balance Sheet and Income Statement for the month of February 2018.

The motion was made by Councilman Womack

The motion was seconded by Councilman Neziانيا

To accept the Balance Sheet and Income Statement for the month of February 2018

YEAS: Cavin, Neziانيا, O'Brien, Noel, Womack
NAYS: None
ABSENT: None
ABSTAINED: None

L. OLD BUSINESS PENDING FOR FINAL ACTION

M. OLD BUSINESS PENDING

N. NEW BUSINESS

- 1. Special Event Permit for the sale of alcohol - Council approval to allow Americana Development to host "Lemonade Day" on April 28, 2018 (This item was heard earlier in the meeting)

O. CONDEMNED BUILDINGS - PUBLIC HEARINGS OR OTHER ACTION REGARDING BUILDINGS BEING CONSIDERED FOR CONDEMNATION

1. Review/Reports relative to Proposed/Active Condemnations

- a. Public Hearing of Notice of Condemnation; 9366 Main Street, Zachary, La; Lot 58, Little Farms Subdivision, First Filing (John Hopewell) (Tabled until the March 27, 2018 meeting) (No action was taken on this item)

P. REPORTS FROM DEPARTMENT HEADS

Q. DISCUSSION OF BUSINESS NOT ON AGENDA (No Action May Be Taken Unless Declared an Emergency)

R. ADJOURNMENT

The meeting was adjourned at 7:10 p.m.

The meeting was reopened and Police Chief David McDavid’s reports were accepted.

The motion was made by Councilman Neziyana

The motion was seconded by Councilman Noel

To accept Police Chief David McDavid’s Crime Reports for 2017 and the first quarter report for 2018.

- YEAS: Cavin, Neziyana, O’Brien, Noel, Womack
- NAYS: None
- ABSENT: None
- ABSTAINED: None

The meeting was adjourned again at 7:11 p.m.

CERTIFICATION

Dana LeJeune, Clerk of City Council
CITY OF ZACHARY
PARISH OF EAST BATON ROUGE
STATE OF LOUISIANA

David Amrhein, Mayor

I, Dana LeJeune, do hereby certify that I am the duly appointed and acting Clerk of the City Council for the City of Zachary, Parish of East Baton Rouge, Louisiana.

I further certify that the above and foregoing is a true and correct copy of the minutes of the regular meeting of the Mayor Pro Tempore and Council of the City of Zachary, Louisiana, held on Tuesday, March 27, 2018, a proper quorum being there and then present.

Dana LeJeune, Clerk of the City Council