

**MINUTES  
ZONING COMMISSION  
CITY OF ZACHARY**

**Monday, February 6, 2017**

**6:30 PM**

Members Present: Mr. John Dry, Mr. Earl Thornton  
Mr. Hunter Landry, Mr. Thomas Scott, Mr. William Kline  
Mr. Michael Freeman (arrived 6:34 pm)

Members Absent: Mr. Robert Snowden

Also Present: Mrs. Amy Schulze-City Planner/ Code Compliance Officer, Mr. John Hopewell-City Attorney, And Mr. Ricky McDavid-City Assistant Attorney.

A regular meeting of the Zachary Planning and Zoning Commission was held February 6, 2017 at 6:30 pm in the New City Hall. A quorum was present.

Commissioner Kline offered the invocation and led the Pledge of Allegiance.

**Minutes of the previous meeting:**

Commissioner Landry motioned to approve the minutes of the January 9, 2017 meeting and approve them as presented. The motion was seconded by Commissioner Thornton and approved by roll call vote.

**ACTION: Motion Approved                      Vote: 5 Yeas, 0 Nays, 2 Absent, 0 Abstain**

**Presentation of Delegation:** None

**Announcements:** None

**Zoning**

a. Old Business –

1. **Conditional Use-** Manufactured Home- 6505 Main Street  
Owner: Frank and Linda Devall  
Proposed Occupant: Sharon Hawes  
(Deferred from January 9, 2017)

Mrs. Schulze explained that this is a hardship renewal, new application.

A public hearing was opened at 6:34 pm.

Mrs. Linda Devall, 6505 Main Street, was present to speak in favor of this item. They are on 35 acres and originally this was for their daughter when she got married. Husband does work outside, errands, bookkeeping etc.

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Discussions were had regarding why not have her on a lot in the mobile home park rather than not subdividing- would lose income. They don't plan to resubdivide the property.

David Gaines, 17498 Old Scenic Hwy, was present to express that he hates that she has to go through this.

The public hearing was closed at 6:39 pm.

Commissioner Kline motioned to approve a recommendation for a conditional use for a manufactured home at 6505 Main Street. The motion was seconded by Commissioner Scott and approved by roll call vote.

**ACTION: Motion Approved Vote: 5 Yeas, 0 Nays, 2 Absent, 0 Abstain**

a. New Business-

1. Rezone- Tract 1-2-3 of the F. E. Bennett Tract (8601 Reserve Oak)  
From RE to RS  
Owner/Applicant: Robert Curtis Jr.

Amy Schulze explained that this is being requested in order to accommodate the resubdivision of the property.

Mr. Freeman arrived at 6:40pm.

A public hearing was opened at 6:44 pm.

Robert Curtis Jr, 8601 Reserve Oak, was present to speak in favor of this item. He explained which structures would remain and which would be torn down or removed.

There was no opposition.

The public hearing was closed at 6:47 pm.

Commissioner Thornton motioned to approve a recommendation to rezone Tract 1-2-3 of the F.E. Bennett Tract from RE to RS. The motion was seconded by Commissioner Kline.

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

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2. Rezone- Lot A-2-A of the Lucille H. Payne & Delbert E. Hunt Tract  
(19475 Plank Road) From C-1 to I  
Owner/Applicant: Doug Reed/Pierce Auto and Collision LLC

Amy Schulze explained that this is a matter of technical correction. This was not grandfathered in and the use is consistent with the zoning designation requested.

Commissioner Kline declared the public hearing to be opened at 6:50 p.m.

Doug Reed, 19511 Plank Road, was present to speak in favor of this item. He purchased this to be able to do more business and that is when the issue was discovered.

There being no one to speak against, Commissioner Kline declared the public hearing closed at 6:52 pm.

Commissioner Landry motioned to approve a recommendation to rezone Lot A-2-A of the Lucille H. Payne & Delbert E. Hunt Tract- 19475 Plank Road, from C-1 to I. The motion was seconded by Commissioner Thornton and approved by roll call vote.

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

3. Rezone- Lot C-1-C-3-A of the H. W. Wheeler Tract (Jett's)  
From CS to CG  
Owner: Ronnie Jett  
Applicant: Craig Corie

Amy Schulze explained that this is a matter of technical correction.

A public hearing was declared to be open at 6:54 pm.

Mr. Craig Corie, 11328 Pennywood Avenue- Owner's Engineer- Monroe and Corie, was present to speak in favor of this item.

David Jett, 3349 Thompson Road, Norwood, was present to speak in favor of this project.

There was no opposition.

Commissioner Kline declared the public hearing to be closed at 6:57 pm.

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A motion was made by Commissioner Thornton to approve the rezoning of Lot C-1-C-3-A of the H. W. Wheeler Tract, being Jett's, from CS to CG. The motion was seconded by Commissioner Dry and approved by roll call.

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

**4. Conditional Use – Manufactured Home- 3399 Pride Port Hudson**  
Owner/ Applicant: Barbara Nugent  
Proposed Occupant: Anna Kendrick

Mrs. Schulze explained that this was a hardship application. Originally it was for the owner to help take care of the occupant but the roles have changed since the owner had a stroke.

Commissioner Kline opened the public hearing at 7:00 pm.

Ms. Anna Kendrick, 3399 Pride Port Hudson, was present to speak in favor of this item.

There were discussions regarding the role reversals and resubdivision of the property. Ms. Kendrick did say they were looking into resubdividing the property.

There being no one to speak against, Commissioner Kline declared the public hearing to be closed at 7:01 p.m

Commissioner Kline motioned to approve a recommendation for a conditional use for manufactured home at 3399 Pride Port Hudson Road. 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**

**5. Conditional Use – Manufactured/Modular Home- 5711 Rollins Road**  
Owner/ Applicant: Thomandra Sam

Mrs. Schulze explained that this was a modular home, not a manufactured home.

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Commissioner Kline opened the public hearing at 7:05 pm.

Ms. Thomandra Sam, 576 Desiree Road, Opelousas, was present to speak in favor of this item.

Discussions were had regarding the distinctions between manufactured and modular. This will have permanent foundation, brought in in pieces but not on a chassis, will have siding with brick around bottom instead of skirting.

Mr. Rashaad Benson, fiancé to Ms. Sam, was present to speak in favor of this item.

There being no one to speak against, Commissioner Kline declared the public hearing to be closed at 7:11 p.m

Commissioner Kline reminded everyone about the Special Meeting on February 13, 2017 and the workshop on February 21, 2017.

**Report of the City Planner-**

Mrs. Schulze reminded the commissioners about ethics training.

**Adjournment**

With nothing further to discuss, Commissioner Thornton motioned to adjourn the meeting. The motion was seconded by Commissioner Dry and approved by roll call vote.

**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