

**MINUTES
PLANNING COMMISSION
CITY OF ZACHARY**

Monday, March 6, 2017

7:44 PM

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

Members Absent: Mr. Michael Freeman.

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

A regular meeting of the Zachary Planning Commission was held March 6, 2017 at 6:33 pm in the City Hall. A quorum was present.

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

Minutes of the previous meetings:

Commissioner Dry motioned to approve the minutes of the February 6, 2017 Planning Commission meeting. 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

Presentation of Delegation - None

Announcements-

Commissioner Kline reminded the Commission about their yearly ethics training renewal, as well as the Capital Area Regional Planning Commission training coming up in Livingston.

Planning

- a. **Old Business** – none

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b. New Business –

1. **Resubdivision**- Tracts X-2, A-2-A, B-4 and C of the Montegudo Property into 14 tracts
Owner(s)/Applicant(s): Barogon Properties, LLC
by William N. Fakouri/ William N. Fakouri- Manager/
Edward L. Rotenberg- Manager

Mrs. Schulze explained that this is the property in the Bob Odom/Montegudo Boulevard area that they are subdividing for retail development.

A public hearing was opened at 7:51 pm.

Mr. Nick Fakouri was present to speak in favor of this item. Mr. Fakouri explained that the subdivision if for marketability purposes.

There was no opposition.

The public hearing was closed at 7:54 pm.

The motion was made by Mr.Thornton and seconded by Mr. Landry to recommend the approval of the resubdivision of Tracts X-2, A-2-A, B-4 and C of the Montegudo Property into 14 tracts

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

2. **Resubdivision** – Tract CH into Tracts CH-1 and CH-2
(Copper Mill)

Owner(s): Jeff Ferguson, Copper Mill H.O.A. and
Ross Bruce, Copper Mill Residential Development, LLC
Applicant: Mickey L. Robertson, MR Engineering and Surveying

Mrs. Schulze explained that this is a piece of technical clean up that was brought to our office. It was submitted but never went through the process to become official.

A public hearing was opened at 8:00 pm.

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There was no one to speak in favor of this item.

There was no one to speak in opposition of this item.

The public hearing was closed at 8:01 pm.

Commissioner Kline expressed concern over items being on the agenda without representation present and being forwarded to Council, but also not wanting to hold up anyone's progress by tabling items.

The motion was made by Mr. Thornton and seconded by Mr. Snowden to recommend approval of the resubdivision of Tract CH into Tracts CH-1 and CH-2 (Copper Mill).

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

3. Site Plan- Kidz Karousel – Americana

Owner: Americana Development Company, LLC

Applicant: Trula H. Remson, FAIA- Architect

Mrs. Schulze explained that this is the piece behind Walk On's in Americana.

A public hearing was opened at 8:07 pm.

There was no one present to speak in favor of this item.

There was no one present to speak in favor of this item.

There was discussion regarding this project not being in compliance with the landscape buffer next to residential.

The public hearing was closed at 8:10 pm.

The motion was made by Mr. Kline and seconded by Mr. Dry to approve a site plan for Kidz Karousel- Americana, contingent upon approval of a variance of buffer yard requirements.

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

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4. Site Plan- EMS # 8 – Carpenter Road

Mrs. Schulze explained that this is being re-submitted for the same location as previously submitted.

The public hearing was open at 8:23 pm.

Tanya Stroud, 1072 Rollins Road, was present to speak in favor of this item. Being a retired ambulance nurse, this city needs this.

There being no opposition, the public hearing was closed at 8:24 pm.

The motion was made by Mr. Dry and seconded by Mr. Landry to recommend approval of the Site Plan for EMS Station #8- Carpenter Road.

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

Discussion of appointment of three Planning and Zoning Commissioners to the UDC Revision committee to recommend a consultant.

It was decided that Commissioner Landry, Commissioner Thornton, and Commissioner Scott would be on the committee.

Report of the Chairman - None

Report of the City Planner- None

With nothing further to discuss, Commissioner Landry motioned to adjourn the meeting. The motion was seconded by Commissioner Dry and was approved by roll call vote at 8:33 pm.

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

Tallie Langston, Recording Secretary

Approved by: _____
Mr. William Kline - Chairman